



# Apt 511 12 Leftbank, Spinningfields, Manchester, M3 3AG

Welcome to Leftbank, Manchester - a charming apartment that offers a perfect blend of comfort and style. This delightful property boasts a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. This living room offers access to the balcony looking over the nearby river. With two cosy bedrooms, you'll have plenty of space to unwind and recharge. The two bathrooms in this apartment provide convenience and privacy, ensuring that your daily routines run smoothly. The property offers a generous living space, allowing you to personalise and create a home that suits your lifestyle. Located in the vibrant city of Manchester, this apartment provides easy access to all the amenities and attractions the city has to offer. Whether you're looking to explore the bustling city centre or enjoy a peaceful stroll along the river, this property's location is truly unbeatable. Furthermore, with parking available for one vehicle, you can enjoy the convenience of having your own designated parking space right at your doorstep. This feature adds an extra layer of comfort to your daily life, making coming home a stress-free experience. NO ONWARD CHAIN.

\*The cladding remediation works are fully funded by the developer, so we are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss. Works to be done in phases, will be fully completed in 2025\*.

## Price £330,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Wooden flooring. Radiator. Storage cupboards (one housing water tank). Spotlights.

### Living Room/Kitchen

Range of wall and base units with worktops over. Brand new integrated fridge/freezer, and dishwasher. Brand new Samsung oven, hob and grill. Sink with mixer tap. TV and telephone points. Wooden flooring. Radiator. Spotlights, wall and ceiling lights.

### Bedroom One

16'10" x 10'3"

Newly fitted carpet. 2 x fitted wardrobes. Wall and ceiling lights. Telephone point. Access to en-suite.

### En suite

Partially tiled shower suite. Low level W/C. Shower cubical with mixer shower. Heated towel rail. Shaver point. Spotlights.

### Bedroom Two

13'3" x 8'11"

Newly fitted carpet. Fitted wardrobe. Ceiling light. Tv point.

### Bathroom

Partially tiled bathroom suite. Low level W/C. Bath with mixer shower over. Heated towel rail. Shaver point. Spotlights. Cupboard housing washing machine.

## Externally

Private balcony with water views. 24 Hour concierge. Secure parking space. Lifts to all floors.

## Additional Information

Ground Rent £200 per annum

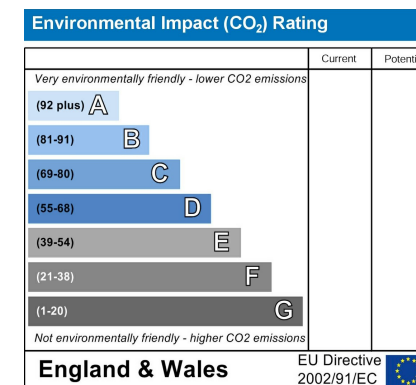
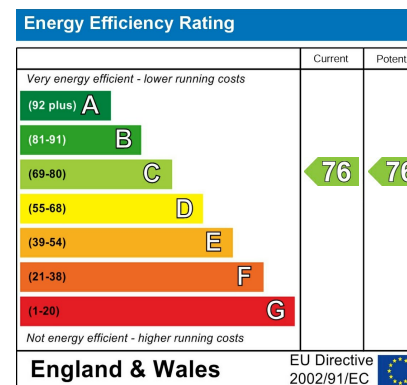
Lease 150 Years from 2001

Service Charge £3600 PA Includes Building Insurance

Council Tax Band F

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





## 5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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