



# Apt 1325 6 Leftbank, Spinningfields, Manchester, M3 3AF

Jordan Fishwick are pleased to present this 13th floor two double bedroom duplex apartment with underground parking and stunning water views. This spacious property will appeal to the individual seeking a unique apartment living in one of the most vibrant cities of the UK. Leftbank undoubtedly has one of the most desirable locations in town, with extensive cultural, retail and social amenities of central Manchester on your doorstep. The building benefits from 24 hour concierge, lifts to all floors, all in a fantastic central location in the heart of Spinningfields.

The apartment briefly comprises of: entrance hall with spiral staircase leading to the 12th floor level. Spacious living/dining/kitchen with corner aspect and full length balcony. W/C with storage. To the lower floor you will find the master bedroom with en-suite, second double bedroom and well presented luxury family bathroom. Both bedrooms have access to the balcony. The apartment is immaculately presented throughout. It really is still like a brand new apartment!

## Price £399,999

### Viewing arrangements

**Viewing strictly by appointment through the agent**

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

### Entrance Hall

Wooden flooring with spiral staircase leading to the 12th floor. Doors to-

### Cloak Room

8'3" x 4'0"

Double glazed window. Tiled floor and half tiled walls, w.c wash hand basin. Heated towel rail and fitted mirror. Cupboard housing both hot water and heating system and plumbed for washing machine.

### Living/Kitchen

17'3" x 23'8"

This bright and spacious room has superb views and corner aspect. With wooden flooring and patio doors leading onto the balcony. Vertical Radiator. The kitchen comes fully equipped with fridge/freezer, dishwasher, microwave, oven and hob. Breakfast counter and tiled floor. Air conditioning unit

### Lower Landing

The spiral staircase from the 13th floor leads to a spacious hallway with access to all rooms and the communal corridor on the 12th floor.

### Master Bedroom

13'0" x 11'11"

This corner bedroom has a Juliet balcony and access onto the full balcony. Benefiting from double and secondary glazing. Built in wardrobes, vertical radiator and t.v point. Air Conditioning unit

### En-Suite

3'1" x 9'4"

Full en-suite with walk in shower, wash hand basin and w.c. Tiled floor, fitted mirror and heated towel rail.

### Bedroom Two

17'1" x 10'0"

Excellent double bedroom with built in wardrobes to one side of the room with access to the full balcony. T.V point and vertical radiator.

## Bathroom

7'2" x 6'11"

Double glazed window. Luxury bathroom suite with shower attachment, wash hand basin and w.c. Fitted mirror, tiled floor, heated towel rail.

## Externally

Underground allocated parking space. 24 hour concierge. Lifts to all floors. Balcony.

## Additional Information

Ground Rent £200 pa

Lease 150 Years from 2001

Service Charge £350 pcm

## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

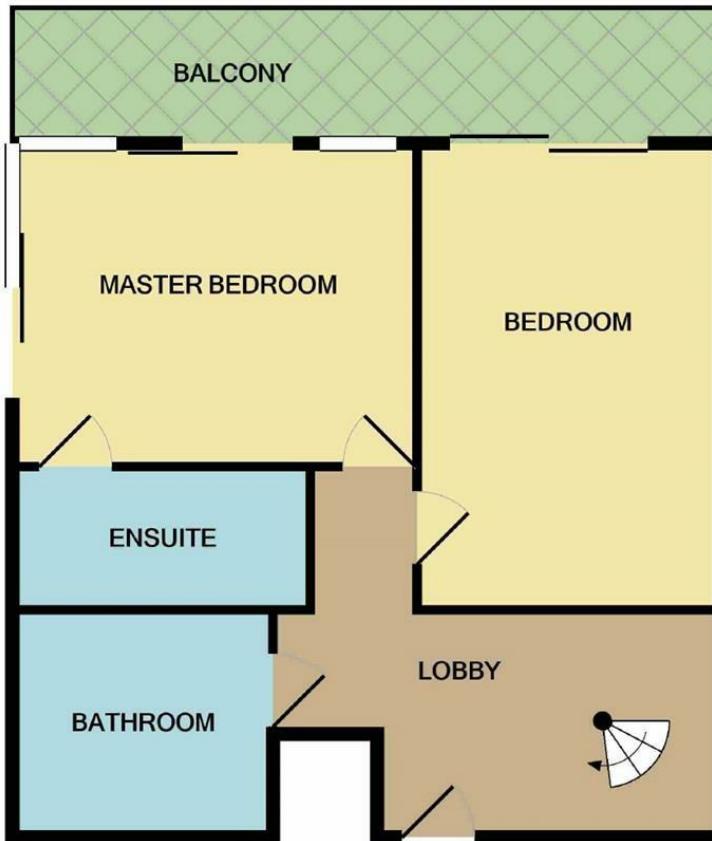
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		





13TH FLOOR



12TH FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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