
jordan fishwick

Apt 1223 Leftbank, Spinningfields, Manchester, M3 3AH

Property Address: apt 1223 LeftBank

We advise that an offer has been made for the above property in the sum of £200,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.
Agents Address: Jordan Fishwick, 245 Deansgate
Agents Telephone Number: 0161 833 9499

Jordan Fishwick are pleased to offer for sale a stunning 12th floor corner aspect apartment in Leftbank in the heart of Spinningfields. The apartment has an open plan kitchen/living room with a curved balcony and fitted appliances. Two well sized bedrooms with fitted wardrobes, and a well appointed bathroom and en-suite. 24 hour concierge and lifts to all floors. NO ONWARD CHAIN. No parking. EWS1 is due to be completed in 2026.

Asking Price £210,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall
Spacious entrance hall with cupboard housing hot water heating and second separate storage cupboard, Wooden flooring and radiator. Double doors to

Living/Kitchen
27'6" x 12'0" max
This corner room has wooden and tiled flooring, access to the balcony and wall radiators. The kitchen comes with fitted appliances, fridge/freezer, dishwasher, oven and hob. Sink unit and breakfast counter.

Bedroom One
14'2" x 9'4"
Double glazed window, full length fitted wardrobes and radiator

En-Suite
9'1" x 4'1"
Step in shower, wash hand basin and w.c. Heated towel rail and tiled floor. Fitted mirror

Bedroom Two
15'8" x 8'7"
Two double glazed windows, fitted wardrobes and radiator

Bathroom
8'9" x 6'10"
Three piece suite with

Externally
Curved balcony off the living room with two sliding patio doors

Additional Information

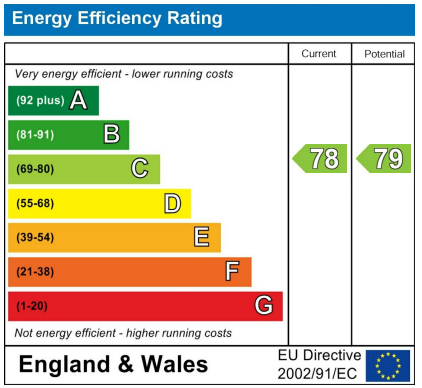
Ground Rent- £400.00 pa TBC Doubles every 25 years
Lease 155 Years from 2001 TBC
Service Charge - £3,600.00 TBC
Council Tax Band- E
EPC- C
Building Managed By Rendall & Rittner

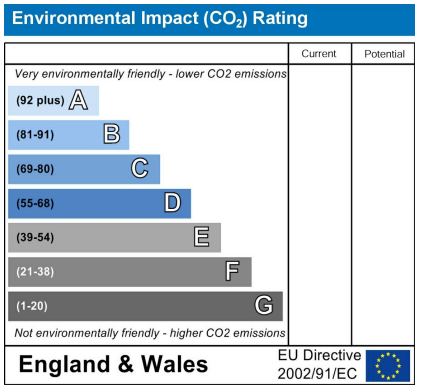
Agents Notes

`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.

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.





Email: manchester@jordanfishwick.co.uk









GROUND FLOOR



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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