



# Apt 815 Leftbank, 12 Spinningfields, Manchester, M3 3AG

Jordan Fishwick are pleased to offer for sale a stunning Two bedroom apartment on the 8th floor of Leftbank in the heart of Spinningfields. The apartment has an open plan kitchen/living room with a balcony. 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.

## Price £250,000

### Viewing arrangements

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

### The Building

\*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 and is due to be completed in 2026\*.

### Hallway

Wooden flooring. Spotlights. Access to all rooms, storage

### Kitchen / Lounge

25'3" x 15'10"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge and dishwasher. Hob with extractor

over. Oven with built in microwave over. Spotlights. Open with living room. Wooden flooring. TV and telephone point. Access to balcony.

### Bedroom One

13'3" x 8'11"

Fitted carpet. Ceiling light. TV point. Fitted wardrobes.

### En-Suite

8'0" x 4'0"

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

### Bedroom Two

16'9" x 8'0"

Fitted carpet. Ceiling light. TV point. Fitted wardrobes. Access to the en-suite

## Bathroom

8'0" x 7'6"

Partially tiled bathroom suite. Floating sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Airing cupboard housing washing machine.

## Externally

Private balcony with views of Spinningfields. 24 Hour concierge. Lifts to all floors.

## Additional Information

Ground Rent- £200.00 pa TBC

Lease 150 Years from 2001 TBC

Service Charge - £3,600.00 TBC

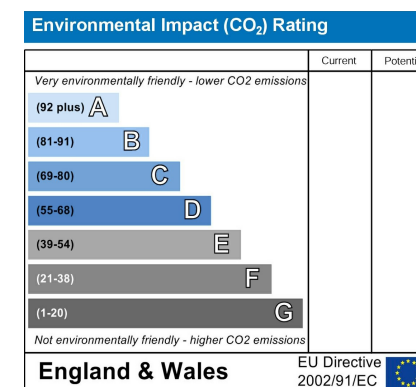
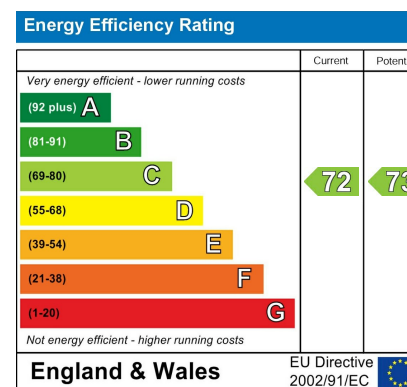
Council Tax Band- E

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.







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.

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