
CONNECT &
CREATE
SPINNINGFIELDS
SLUG&
TUCE
scene
scene
indian
street
kitchen
jordan fishwick

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

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

We advise that an offer has been made for the above property in the sum of £180,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

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.

Offers In Excess Of £200,000

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.

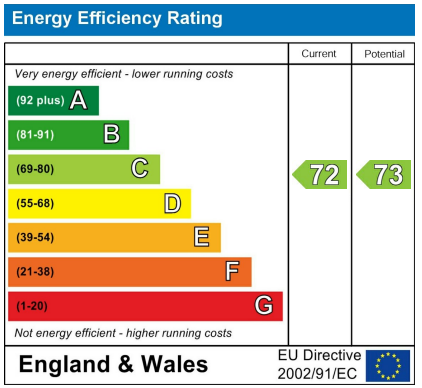
Bedroom Two
16'9" x 8'0"
Fitted carpet. Ceiling light. TV point. Fitted wardrobes. Access to the en-suite

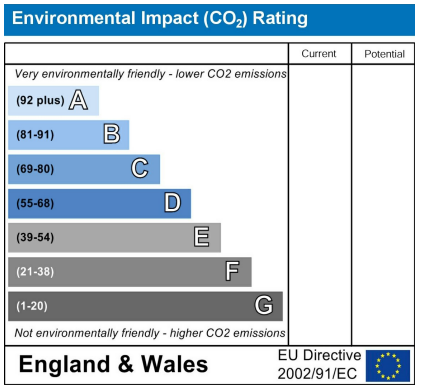
Bathroom
8'0" x 7'6"`
Partially tiled bathroom suite. Floating sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Airing cupboard housing washing machine.

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

Additional Information
Ground Rent- £400.00 pa TBC Doubles every 25 years
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.












CONNECT &
CREATE



jordan fishwick

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

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk







