



Apt 1223 Leftbank, Spinningfields, Manchester, M3 3AH

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 £225,000

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- £200.00 pa TBC

Lease 155 Years from 2001 TBC

Service Charge - £3,600.00 TBC

Council Tax Band- E

EPC- C

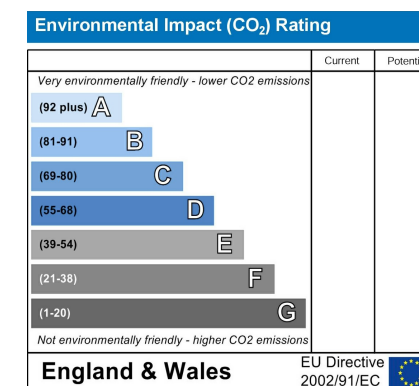
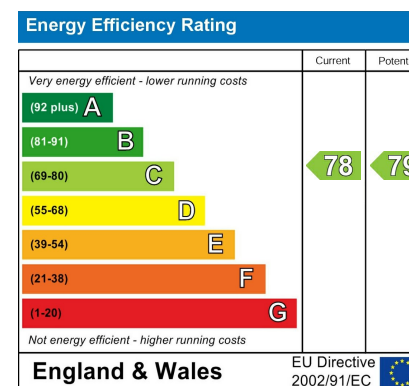
Building Managed By Rendall & Rittner

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.

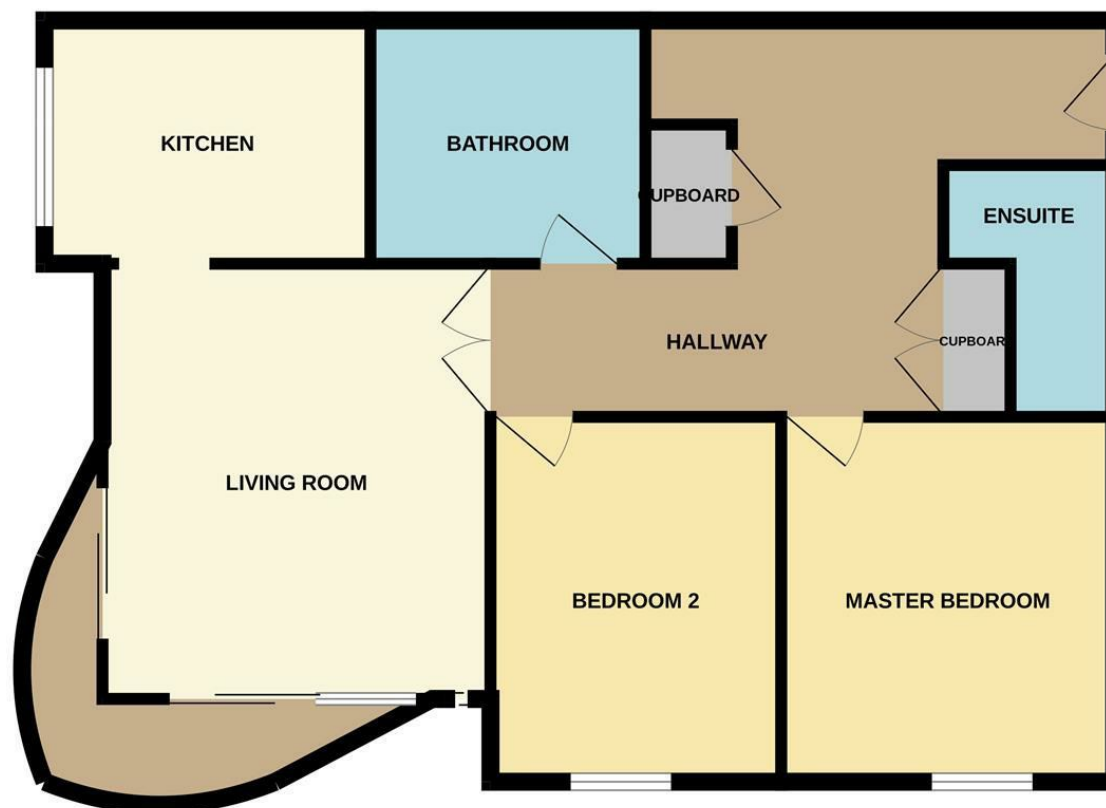
Disclaimer

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GROUND FLOOR



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