



RESIDE

MANCHESTER

Apt 204 18 Leftbank  
Spinningfields, Manchester, M3 3AJ

**Asking Price £180,000**



## Apt 204 18 Leftbank

Spinningfields, Manchester, M3 3AJ

A spacious one-bedroom apartment located in Leftbank, a highly sought-after development in the heart of Spinningfields.

The apartment is on the 2nd floor and has an open plan living/kitchen area, balcony, one double bedroom, one bathroom & an on-site 24-hour concierge.

The property also benefits from being a 1-minute walk away from the popular Hardman Square, where you will find shops & popular restaurants like The Ivy, The Alchemist, M&S, Pret a Manger & 20 Stories to name a few, while PureGym is also located close by.

The development is situated just off Bridge Street, on the banks of the River Irwell. It is only a short walk away from Manchester City Centre, where you have access to the transport links along Deansgate. Additionally, Salford Central Train Station is only a short walk away.

MORTGAGE BUYERS WELCOME, Full Funding from Developer in Place.

### The Tour

The apartment is located on the 2nd floor of 18 Leftbank. You enter into a spacious hallway with doors circulating to the rest of the accommodation.

Living Room/Kitchen: Wooden flooring throughout, with floor to ceiling windows/door leading to a small balcony, TV satellite point and wall mounted electric heaters. The kitchen includes integrated Kenwood fridge, Indesit dishwasher, Kupperbusch hob, electric oven and microwave.

Bedroom: Fully carpeted bedroom with TV and satellite points wall mounted electric heater and floor to ceiling window/sliding door leading to a small balcony.

Bathroom: Tiled bathroom offering a three piece Ideal Standard suite and a bath and a heated towel rail.





### The Area

Spinningfields is a modern and vibrant area located along the banks of the River Irwell. The area has transformed from an industrial area into a thriving business, retail, and residential district.

Offering a range of high-end shops, restaurants, and bars, making it a popular destination for shopping, dining, and entertainment. The area has a mix of luxury and designer stores, as well as more casual dining options. It is home to cultural and leisure facilities, including theaters and art galleries, adding to the overall cultural vibrancy of the area.

You're only a short walk away from transport links along Deansgate. Additionally, Salford Central Train Station is only a short walk away.

### Lease Information

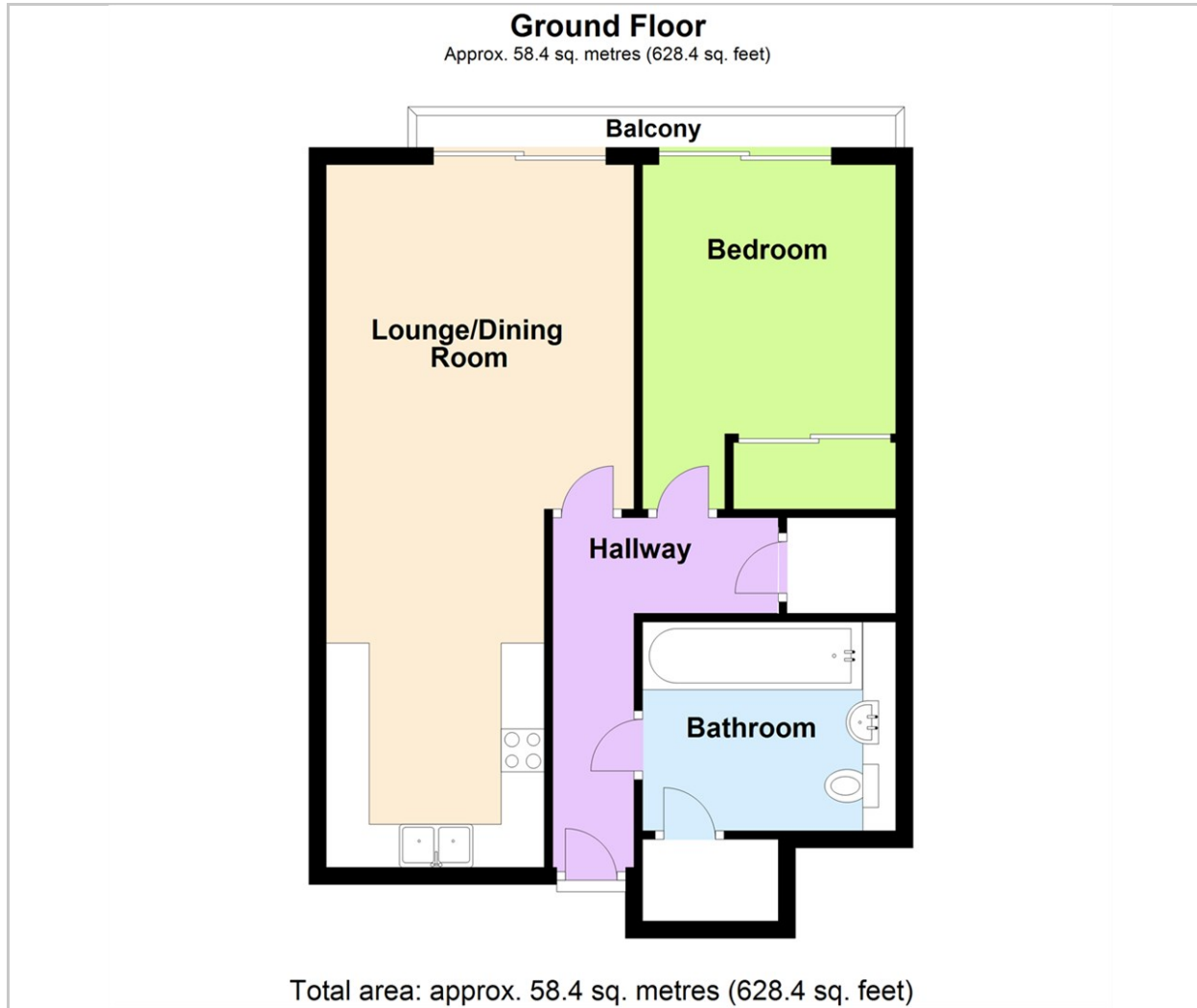
Length of Lease - 155 years from 2001. 133 years remaining.

Service Charge - £2,600 per annum

Ground Rent - £150 per annum

- One Double Bedroom
- One Bathroom
- Open Plan Living/Kitchen Area
- Balcony
- No Chain
- EPC Rating C
- 24 Hour Concierge
- Mortgage Buyers Welcome
- Located in Heart of Spinningfields
- Sought After Development

## Floor Plan

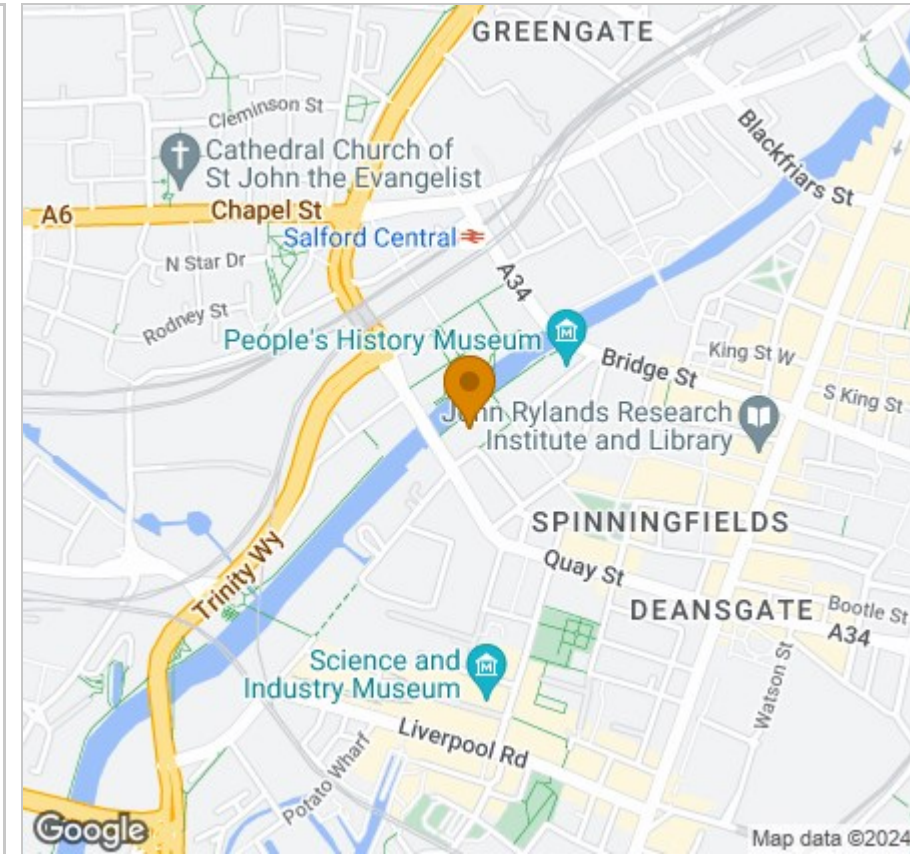


## Viewing

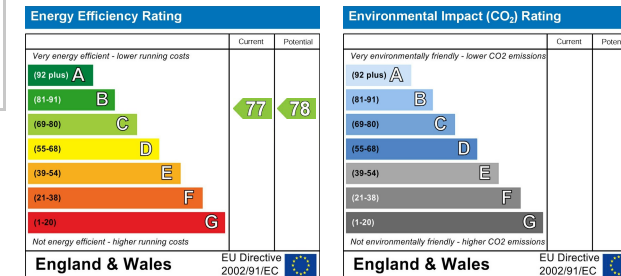
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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