



RESIDE
—
MANCHESTER



616 12 Leftbank
Spinningfields, Manchester, M3 3AG

Asking Price £280,000



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An incredibly large one-bedroom apartment, covering 830 square feet, situated in Leftbank—one of the most sought-after developments in the heart of Spinningfields.

Located on the 6th floor, the property boasts an open-plan living and kitchen area, a generously sized paved balcony with stunning riverside views, a double bedroom complete with a fitted wardrobe, and a recently refurbished bathroom.

The apartment also includes a tandem parking space (accommodating two cars) and benefits from a 24-hour concierge service.

MORTGAGE BUYERS WELCOME, full funding from Developer in place.

The Tour
This well-presented one-bedroom apartment is located on the sixth floor of 12 Leftbank. Upon entering, a spacious hallway with wooden flooring leads to three storage cupboards, along with a utility cupboard off the bathroom that houses the washer-dryer.

The lounge and kitchen are designed as separate spaces, creating a practical layout. The kitchen, tucked into its own corner, includes modern appliances such as a Baumatic oven, hob, and micro-oven. Tiled flooring, wooden units, and a glass splashback complete the functional yet stylish design.

The lounge is bright and inviting, thanks to large floor-to-ceiling windows that open onto a paved balcony with riverside views.

The double bedroom is generously sized, featuring built-in wardrobes, carpeted flooring, and access to the balcony through floor-to-ceiling windows. A vertical radiator provides warmth and a contemporary feel.

The bathroom has been recently refurbished, featuring a large bath, modern back-to-wall toilet, sleek sink basin, matt black fixture and fittings 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.

The property benefits from being an 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.

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.

Lease Information

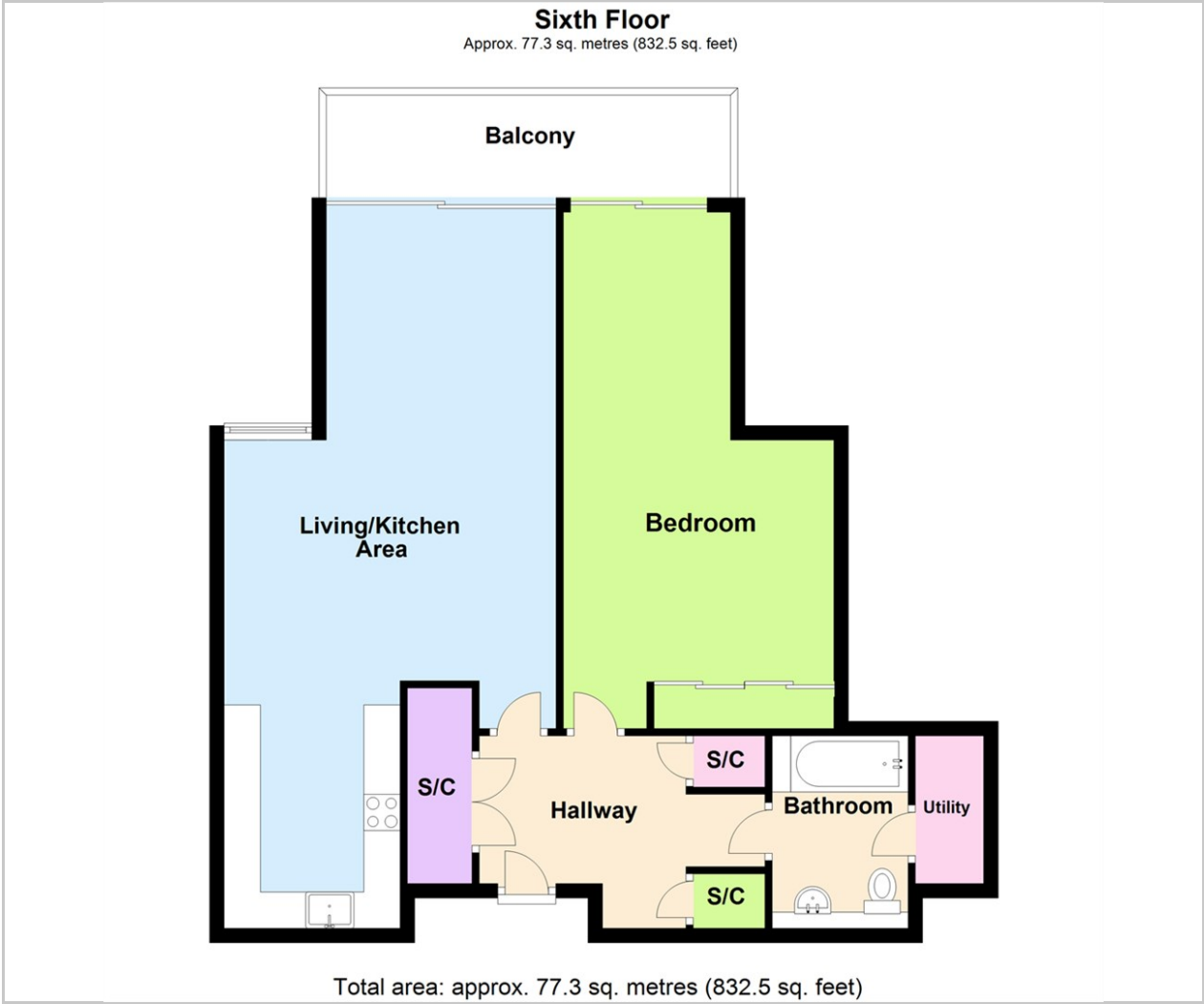
Length of Lease - 155 years from 2001. 131 years remaining.

Service Charge - £3,596.28 per annum - includes car park service charge and buildings insurance.

Ground Rent - £150 per annum.

- Large Double Bedroom
- Spacious Balcony With Riverside Views
- Tandem Parking Included
- Renovated Bathroom
- 24 Hour Concierge
- No Chain
- 830 Sq Ft
- Located in Heart of Spinningfields
- Open Plan Living/Kitchen Area
- Sought After Development

Floor Plan

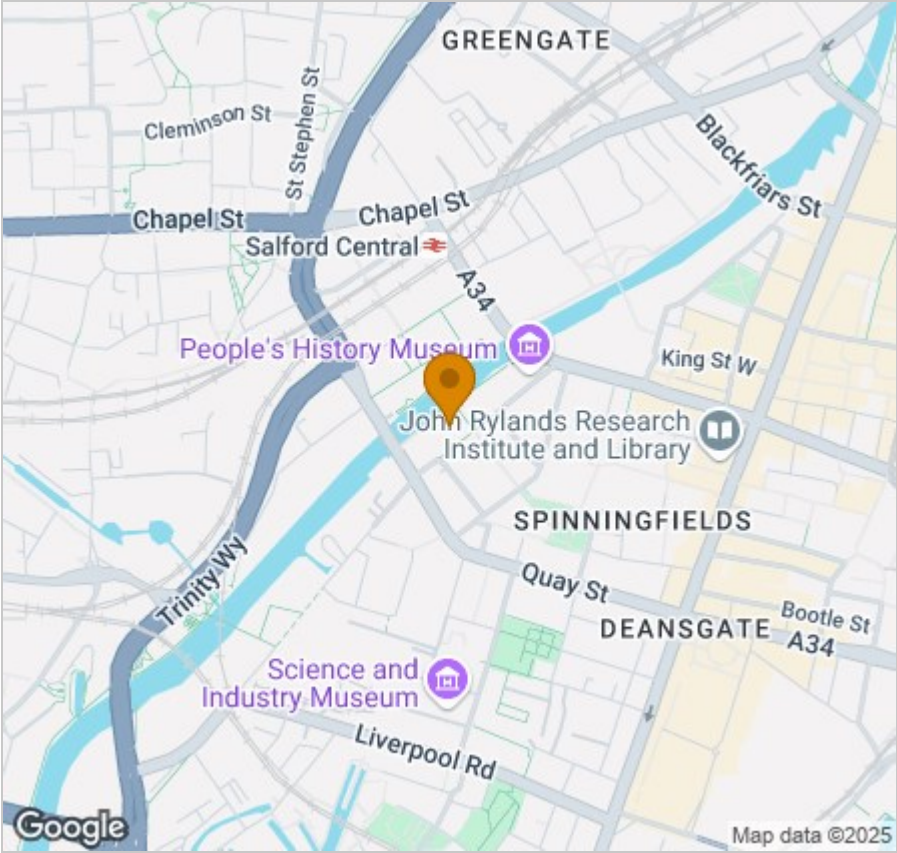


Viewing

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

