



12 Leftbank | Spinningfields | Manchester | M3 3AG

**Asking Price £229,950**

The  
**GOOD  
ESTATE**  
AGENCY

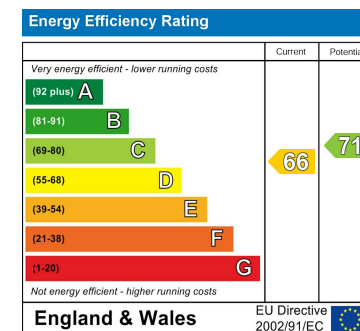
# 12 Leftbank | Spinningfields Manchester | M3 3AG Asking Price £229,950

ONE BED APARTMENT. Nestled in the vibrant area of Spinningfields, this charming one-bedroom apartment offers a delightful blend of modern living and convenience. Situated on the third floor of a contemporary riverside development, the property spans an impressive 645 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by an entrance hall and well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The apartment features a stylish bedroom, designed to be a tranquil retreat, and a contemporary bathroom that meets all your needs.

One of the standout features of this property is the lovely Juliet balcony, which allows for an abundance of natural light and offers picturesque views of the surrounding area. The

- ONE BEDROOM APARTMENT
- 3RD FLOOR
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- TWO JULIET BALCONIES
- FITTED KITCHEN
- 24 HOUR CONCIERGE
- RIVER VIEWS
- SPINNINGFIELDS LOCATION
- CLOSE TO DEANS GATE
- CURRENTLY LET FOR £1,050PCM UNTIL 1ST SEPTEMBER 2025, ACHIEVING A RENTAL YIELD OF 5.5%



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