



6 Leftbank | Spinningfields | Manchester | M3 3AE

**Asking Price £320,000**

The  
**GOOD  
ESTATE**  
AGENCY



# 6 Leftbank | Spinningfields Manchester | M3 3AE Asking Price £320,000

TWO BED, TWO BATH APARTMENT WITH BALCONY & PARKING. Nestled in the vibrant Spinningfields area, this exquisite apartment at Leftbank offers a perfect blend of modern living and urban convenience. Spanning an impressive 775 square feet, the property features two well-appointed bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families seeking a comfortable and contemporary home.

Upon entering, you are greeted by a spacious entrance hall & reception room that flows seamlessly into a wrap-around balcony, providing a delightful outdoor space to relax and enjoy the picturesque riverside views. The balcony is perfect for entertaining guests or simply unwinding after a long day.

The apartment is part of a prestigious riverside development, which boasts a 24-hour

- TWO DOUBLE BEDROOMS
- 3RD FLOOR
- 24 HOUR CONCIERGE
- BATHROOM & EN SUITE
- PRESTIGIOUS DEVELOPMENT
- 775 SQ FT
- BALCONY
- SECURE UNDERGROUND PARKING
- CURRENTLY LET FOR £1,450PCM UNTIL 9TH AUGUST 2025, ACHIEVING A RENTAL YIELD OF 5.4%
- SPINNINGFIELDS LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales	EU Directive 2002/91/EC	

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