

Spinningfields Apartment, 16b | Quay Street, Spinningfields, Manchester,  
Greater Manchester, M3 3HN  
£305,000

ORLANDO REID  
— MANCHESTER —



Welcome to this breathtaking two-bedroom apartment located in the highly sought-after Spinningfields area of Manchester City Centre! Whether you're a first-time buyer eager to step onto the property ladder or a savvy investor looking for a high-yield rental opportunity, this apartment ticks all the boxes.

As you walk through the door, you're greeted by a beautifully designed open-plan living and kitchen area, ideal for hosting friends or enjoying cosy nights in. The modern kitchen is fully equipped, offering everything you need to whip up your favourite meals with ease. The spacious layout of the living area creates a perfect flow for entertaining or relaxing after a busy day in the city.

# ORLANDO REID

— M A N C H E S T E R —

St Johns Court 19b Quay Street, Manchester, M3 3HN

01616760099

[manchester@orlandoreid.co.uk](mailto:manchester@orlandoreid.co.uk)

<https://www.orlandoreid.co.uk/manchester/>

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