



# Apt 502 18 Leftbank, Spinningfields, Manchester, M3 3AJ

## \*MORTGAGE BUYERS INVITED\*

Jordan Fishwick are pleased to offer for sale a stunning 2 bedroom apartment on the 5th floor of Leftbank in the heart of Spinningfields. The apartment is one of the larger styles and boasts unrestricted river views from two balconies, walk in wardrobe to the master bedroom and large open plan living room/dining space. The apartment is well presented throughout with the kitchen having stone worktops, integrated appliances, breakfast bar area with space for three stools. TWO SECURE UNDERGROUND PARKING SPACES. 24 hour concierge. NO ONWARD CHAIN. Rented until October at £2000 per annum. 1280 SQ FT TOTAL SPACE.

\*The cladding remediation works are fully funded by the developer, so we are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss. Works to be done in phases, will be fully completed in 2025\*.

## Offers In Excess Of £340,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Wooden flooring. Utility room housing washing machine. Cupboard housing water tank. Spotlights. Radiator.

### Living Room/Diner

20'9" x 20'5"

Wooden flooring. Ceiling light and wall light. TV and telephone point. Radiator. Balcony overlooking the river. Open with kitchen across breakfast bar. Built in speaker.

### Kitchen

12'6" x 7'2"

Range of wall and base units with complimentary stone worktop over. Integrated fridge/freezer, oven, microwave and dishwasher. Sink with mixer tap and draining area.

Spotlights. Breakfast bar with space for 3 stools. Tiled flooring.

### Bedroom One

15'8" x 14'0" (max)

Fitted carpet. Radiator. Walk-in wardrobe. Balcony overlooking. Ceiling light. Electric blinds. Access to en-suite. Built in speaker.

### En-suite

Partially tiled bathroom suite. Low level W/C. Bath with mixer shower over. Shower cubical with mixer shower. Heated towel rail. Shaver point. Spotlights. Built in speaker.

## Bedroom Two

13'7" x 9'4"

Fitted carpet. Radiator. Built in wardrobe. Electric blinds. Ceiling light.

## Bathroom

Partially tiled bathroom suite. Low level W/C. Bath with mixer shower over. Shower cubical with mixer shower. Heated towel rail. Shaver point. Spotlights. Built in speaker.

## Externally

Two secure underground parking spaces included. 2 balconies. 24 hour concierge. Lift to all floors.

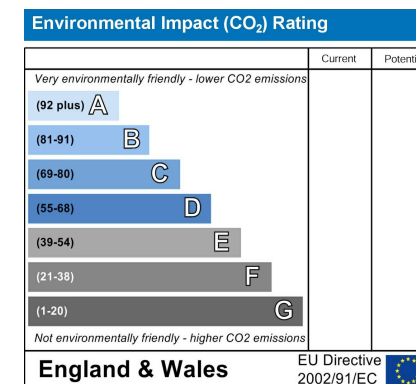
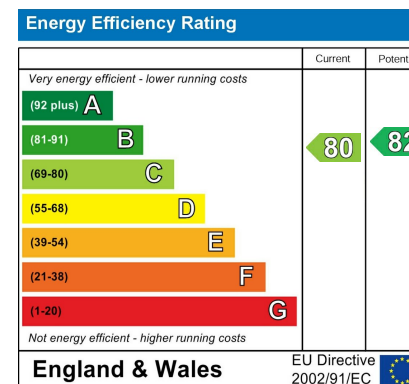
## Additional Information

Ground Rent £200 per annum

Lease 150 Years from 2001

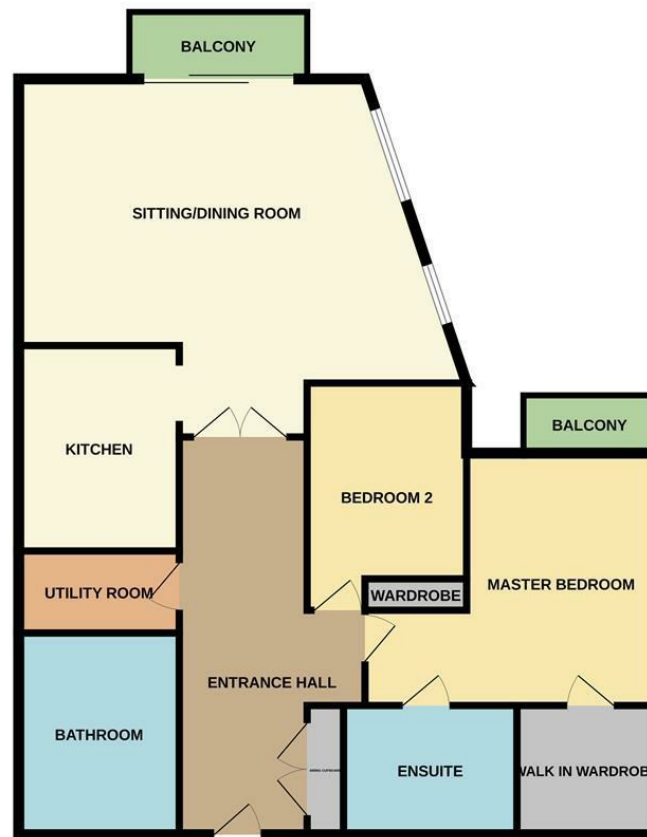
Service Charge £601.83 plus £30 per month for the parking spaces.

Council Tax Band F





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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