jordan fishwick

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 boats 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. EPC states 1431 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, expected to be completed in 2025.

Asking Price £350,000

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 over looking 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, over, 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 over looking. Ceiling light. Electric blinds. Access to en-suite. Built in speaker.

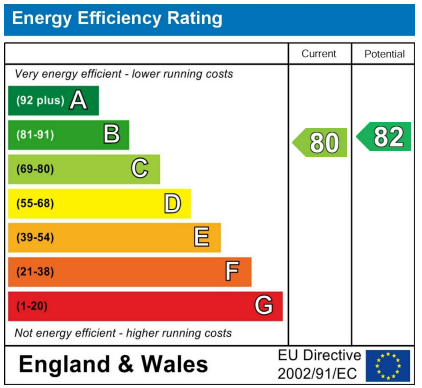
En-suite
Partially tiled bathroom suite. Low level W/C. Bath with mixer shower over. Shower cubical with mixer shower. Heated towel rail. Shaver point. Spotlights. Built in speaker.

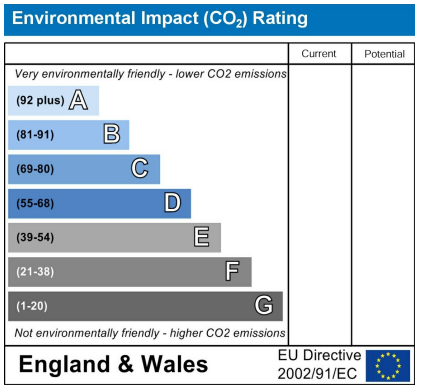
Bedroom Two
13'7" x 9'4"
Fitted carpet. Radiator. Built in wardrobe. Electric blinds. Ceiling light.

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.

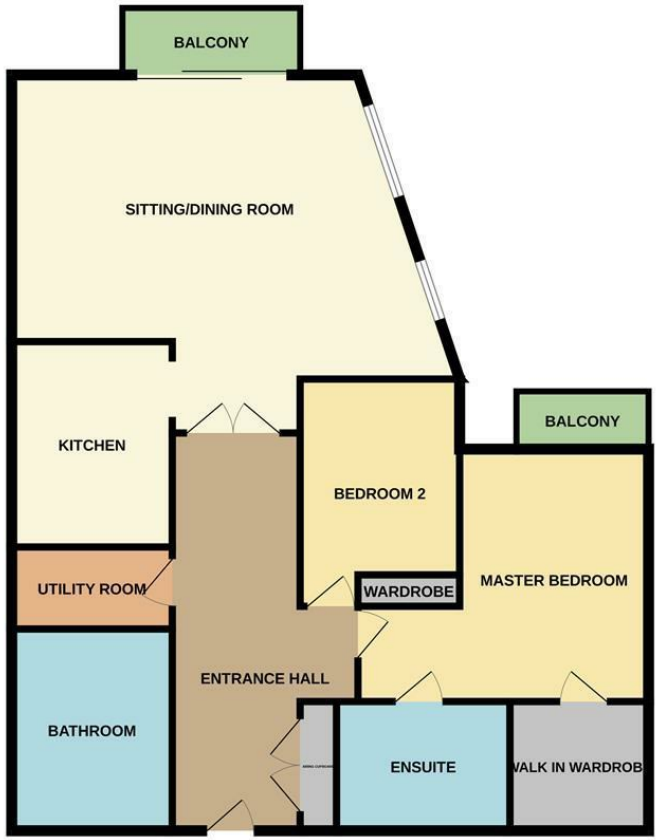
Externally
Two secure underground parking spaces included. 2 balconies. 24 hour concierge. Lift to all floors.

Additional Information
Ground Rent £200 per annum. Doubling ground rent every 25 years.
Lease 150 Years from 2001
Service Charge £7,581.56 pa
Council Tax Band F





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk