



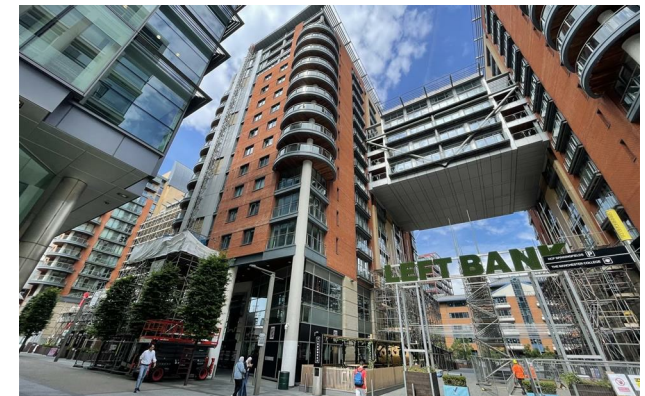
jordanfishwick

Apt 735 Leftbank, 12 Leftbank, M3 3AG
£2,200 Per Calendar Month



Leftbank Manchester M3 3AG

£2,200 Per Calendar Month



The Property

Available Now. This fabulous two bedroom 7th Floor apartment is located in the prestigious Leftbank development and is approximately 1500 sq.ft. The apartment benefits from a dual aspect position with views over Spinningfields and the water. Entrance Hall with storage, large living room with access via bi fold doors onto a full length balcony, fully integrated kitchen with breakfast bar. Spacious master bedroom with an attractive en-suite shower room. The second bedroom is a great size double with access onto a balcony with views over Spinningfields. Parking included. Furnished. No pets. Tax Band F. EPC Rating C.

PLEASE NOTE - THERE IS BUILDING MAINTENANCE OCCURING ON THE BUILDING

VIDEO/ PHOTO OFFERS NOT ACCEPTABLE - PLEASE CALL TO BOOK A VIEWING

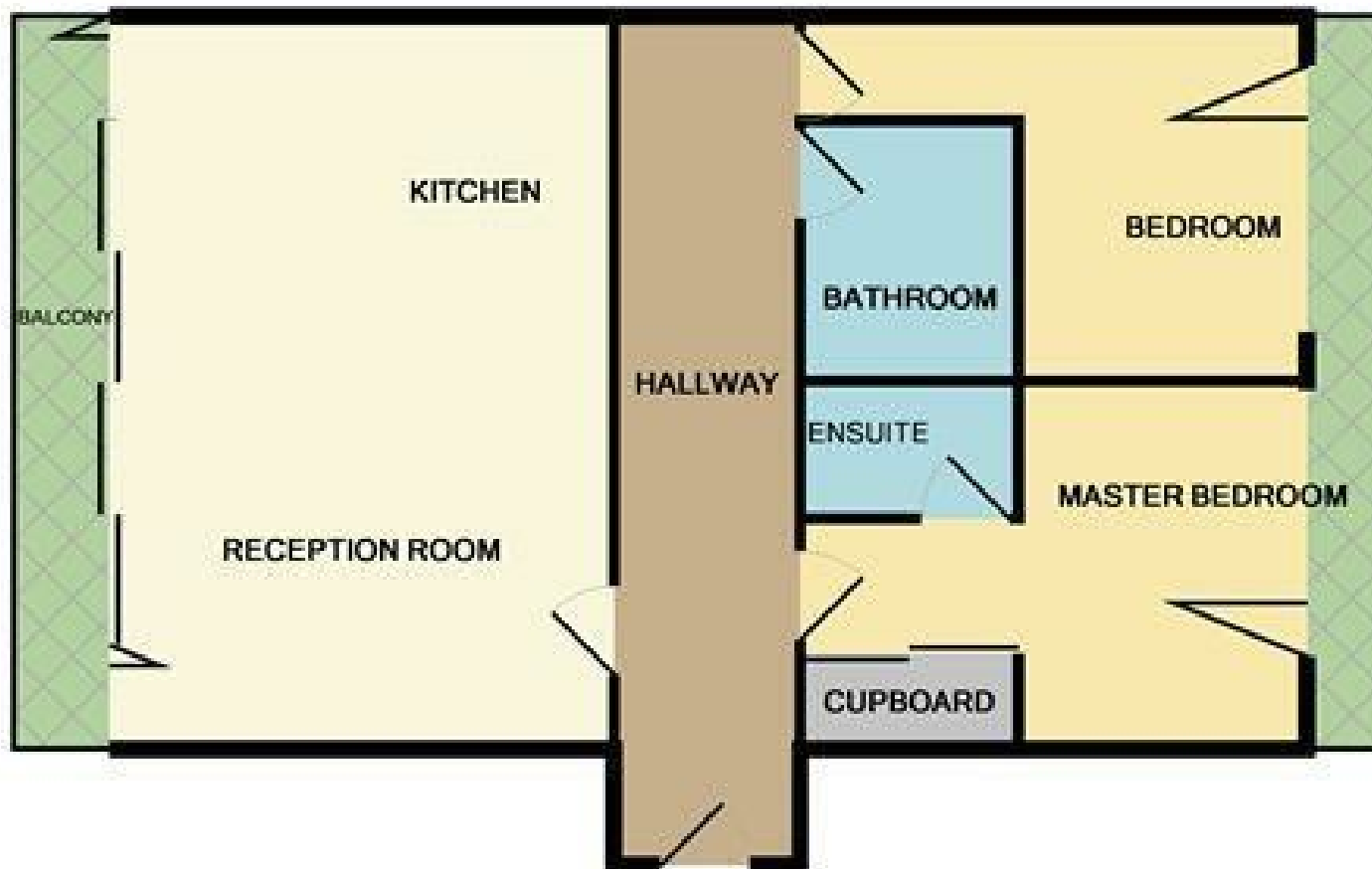


- FIRST MONTHS' RENT HALF PRICE
- Available NOW
- 7th Floor Dual Aspect - Furnished
- Two Double Bedrooms
- Balconies
- Tax Band F
- EPC Rating C
- City Centre Location
- Parking included



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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