



jordan fishwick

Apt 735 Leftbank, 12 Leftbank, M3 3AG
Guide Price £2,000 Per Calendar Month



Leftbank Manchester M3 3AG

£2,000 Per Calendar Month



The Property

Available Late May. 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

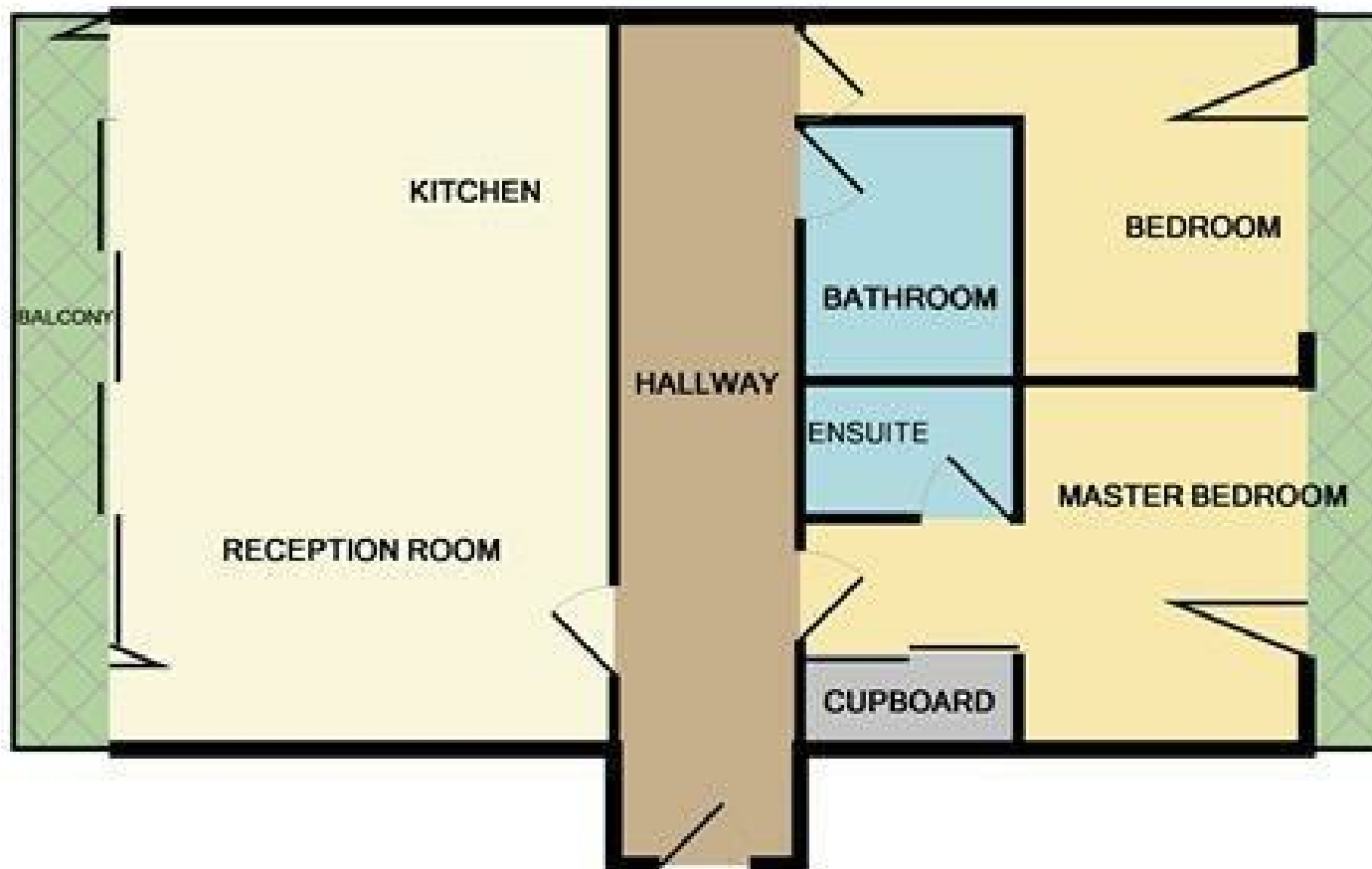
VIDEO/ PHOTO OFFERS NOT ACCEPTABLE - PLEASE CALL TO BOOK A VIEWING

- Available Late May
- 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.
Made with Metropix ©2010



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington