



 1
Bedroom

 1
Bathroom



C & R City are pleased to bring to the market a rare opportunity to purchase a superb, top floor one bed apartment in the popular Leftbank development in Spinningfields. The property consists of an entrance hallway with a useful storage/utility cupboard, spacious living area with river facing balcony, stylish kitchen with a range of integrated appliances, double bedroom with fitted wardrobe and second balcony and a contemporary bathroom.

C & R City are pleased to bring to the market a rare opportunity to purchase a superb, top floor one bed apartment in the popular Leftbank development in Spinningfields. The property consists of a spacious entrance hallway with a useful storage/utility cupboard, spacious living area with river facing balcony, stylish kitchen with a range of integrated appliances, double bedroom with fitted wardrobe and second balcony and a contemporary bathroom.

Development - The Leftbank, developed by Westbury Homes, comprises a stunning residential development of two riverside buildings and forms the gateway to Spinningfields squares and landscaped public realms. With their light and airy feel and natural materials, Leftbank's luxury 1, 2 and 3 bedroom apartments and penthouses offer the best of contemporary city living in Manchester's new business district. Leftbank consists of 400 apartments and was part of the 1.5billion project developed by Allied London Properties and consists of 20 new buildings, totalling approximately 430,000 sq metres of commercial, residential and retail space. It takes its name from Spinningfields, a narrow street which rang westwards from Deansgate. In 1968 Spinningfields and the area to the south were turned into Spinningfields Square, an open paved area.

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.

Entrance Hall

Entrance hallway with laminate flooring, Larger than average storage cupboard and separate storage cupboard with boiler and washer drier and installed fibreoptic WIFI router, vertical radiator. Doors to all rooms.

Living Room

Continuation of laminate flooring, floor to ceiling double glazed windows with sliding door open to a paved and covered terrace protected from the prevailing wind and rain. Vertical radiator. Television and telephone connection points. Open through to kitchen.

Kitchen

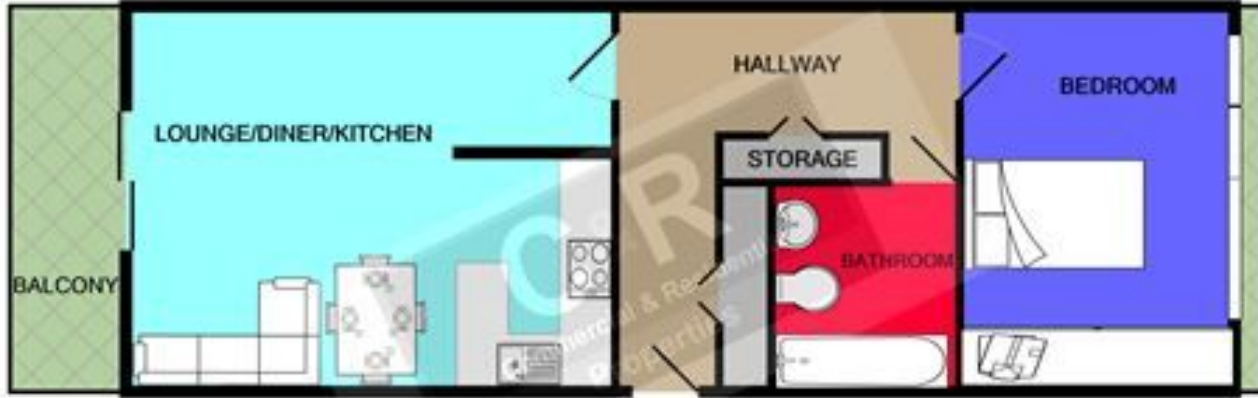
Modern fully fitted kitchen with matching base and eye level units and complementary work tops over. Built in fridge and separate freezer, integrated dishwasher. State of the art Kupperbusch microwave/grill, electric oven, ceramic hob and stainless steel extractor hood over. Circular stainless steel sink and separate circular drainer. Ceramic tiles to floor, intercom entry system. Breakfast bar.

Bedroom

Excellent size master bedroom with fitted carpet, extensive integrated wardrobes. Double glazed floor to ceiling windows leading to Juliette balcony. Vertical radiator, television and telephone connection point.

Bathroom

Larger than average bathroom with semi pedestal basin, back to wall WC, curved bath with shower mixer.



TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)
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 ©2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Leftbank, Manchester, M3 3AD

