

C&R

Commercial & Residential
Properties

£265,000

Leftbank, Block 18, Manchester, M3 3AJ



2

Bedrooms



2

Bathrooms

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****No Onward Chain** MORTGAGE BUYERS WELCOME** due to lending criteria amendments following the Building Safety Act 2022. Full Funding from Developer in Place. C & R City are delighted to present this beautiful two bedroom apartment in the prestigious Leftbank Development. Leftbank is the only prestigious apartment block within the highly sought after Spinningfields district of the city centre. This seventh floor apartment is presented in a move-in condition. The apartment features a hallway with storage, impressive living area with a fitted modern kitchen, two well proportioned double size bedrooms with storage, an en-suite shower room to the master bedroom, a three piece bathroom suite & a spacious balcony overlooking the financial district of Spinningfields..

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Entrance Hallway

Entrance door leading into a spacious entrance hall, two storage cupboards with one housing the new main boiler system, and installed wiring for fibre broadband connection and power supply, hardwood flooring, wall mounted radiator, ceiling light points and power points.

Living Room/Kitchen 7.60m x 4.87m (24' 11" x 16')

A spacious and very light open plan room with floor to ceiling double glazed windows with sliding patio doors leading out to a spacious balcony, hardwood flooring, wall mounted radiators and skirting, ceiling light points, TV connection point and telephone connection point. Kitchen comprises of a lovely range of base and wall units and rolled top work surfaces with integrated appliances comprising electric oven, microwave/grill and four ring ceramic glass, touch control electric hob with stainless steel extractor fan over, dishwasher and fridge/freezer. Stainless steel sink and drainer sink unit with chrome mixer tap, tiled flooring, ceiling spot lighting extractor fan and numerous power points.

Bedroom One 5.16m x 2.58m (16' 11" x 8' 6")

Double glazed window to the rear elevation, two double built in wardrobes providing extensive ample storage space, ceiling light point, power points, wall mounted radiator, telephone and TV aerial connection point.

En-Suite 2.45m x 1.44m (8' x 4' 9")

Three piece suite comprising a large shower cubicle, low level WC, wash hand basin with chrome mixer tap, extractor fan, tiled floor and part tiled walls, wall mounted mirror and wall mounted heated towel rail.

Bedroom Two 3.92m x 2.73m (12' 10" x 8' 11")

Double glazed window to the rear elevation, built in wardrobe, ceiling light point, power points, wall mounted radiator, telephone and TV aerial connection point.

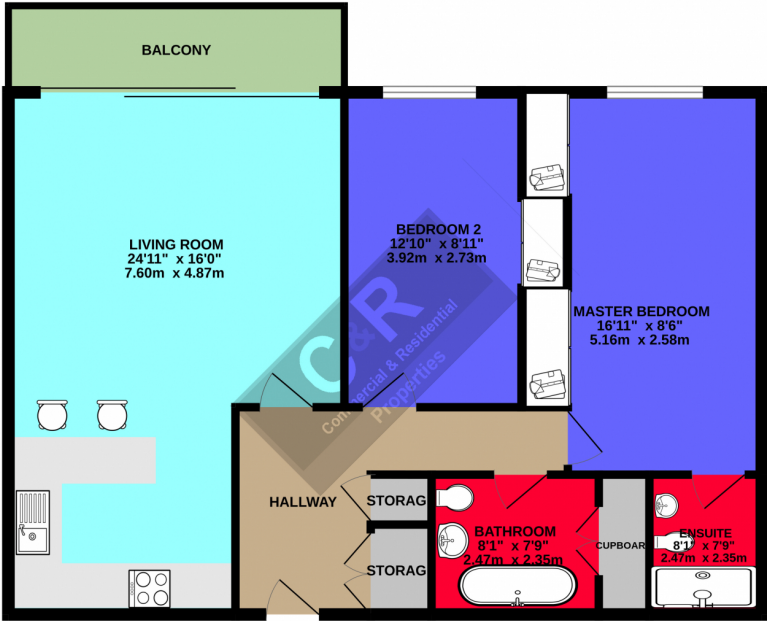
Bathroom 2.47m x 2.35m (8' 1" x 7' 9")

A three piece white suite comprising Oval shaped side panelled bath with mixer taps with shower attachment, low level WC, wash hand basin with chrome mixer tap, tiled floor and partial tiled walls, heated towel rail, LED replacement ceiling light fittings, razor power point.

General Information

Leasehold Expires 155 years from 03/05/2001. Service charge approx £336pcm per annum. Ground Rent £200 per year by Homeground. Management company Rendall & Rittner.

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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: 18 Leftbank, M3

