



 **2**
Bedrooms

 **2**
Bathrooms



****No Onward Chain**** C & R City are delighted to present this beautiful two bedroom property in the prestigious Leftbank Development. Leftbank is the only prestigious apartment block within the highly sought after Spinningfields district of the city centre. This tenth floor rear aspect 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, two separate balconies and one allocated parking space. 24 hour concierge service is at Leftbank.

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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, plumbing for washing machine, and installed wiring for fibre broadband connection and power supply, hardwood flooring, wall mounted radiator, ceiling light points and power points. Double doors opening to:

Living Room/Kitchen 8.20m x 4.60m (26.90ft x 15.09ft)

A spacious and very light open plan room with floor to ceiling double glazed windows with sliding patio doors leading out to two separate balconies, hardwood flooring, wall mounted radiators and skirting, ceiling light points, TV connection point and telephone connection point. Opening into:

Kitchen

A lovely range of base and wall units and rolled top work surfaces with integrated appliances comprising Kuppersbusch electric oven, microwave/grill and four ring ceramic glass, touch control electric hob with stainless steel extractor fan over, dishwasher and Teka fridge/freezer. Partially open breakfast bar, circular stainless steel sink and drainer sink unit with chrome mixer tap, tiled flooring, ceiling spot lighting extractor fan and numerous power points.

Master Bedroom 5.40m x 3.30m (17.72ft x 10.83ft)

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. Access to:

Master En-Suite 2.70m x 1.30m (8.86ft x 4.27ft)

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 4.10m x 2.60m (13.45ft x 8.53ft)

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

Main Bathroom Suite 2.50m x 2.40m (8.20ft x 7.87ft)

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.

Communal Areas

Accessed via the block 12 concierge entrance, a luxury entrance area with 24hr concierge facility and alternatively via the secure entrance on Quay street. There are secure doors leading to the lift and post box area to the rear of concierge where you will find two lifts.

Lease details:

Ground rent: Approx £200 per annum. Service Charge is £289pcm for the apartment and £17pcm for the parking space.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	83
(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	

