

URBAN ESTATES
SALES - LETTINGS - MANAGEMENT

12 Leftbank

, Manchester, M3 3AG

Offers invited £225,000

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NEW TO MARKET – LEFTBANK, SPINNINGFIELDS | OFFERS INVITED!

Sunny & Spacious One-Bedroom Apartment | River Views | Balcony | Parking

Situated within the prestigious Leftbank development in the heart of Spinningfields, this bright and spacious one-bedroom apartment offers approximately 592 sq ft of modern city-centre living.

The property features a generous open-plan living and dining area, modern fitted kitchen and spacious double bedroom with en-suite bathroom. Floor-to-ceiling windows flood the apartment with natural light, while the private balcony overlooking the River Irwell provides the perfect space to relax.

Ideal for first-time buyers, professionals, couples and investors looking to secure a property in one of Manchester's most sought-after locations.

Key Features:

Prestigious Leftbank development, Spinningfields

Approx. 592 sq ft of living accommodation

Sunny, bright and spacious one-bedroom apartment

Generous double bedroom with en-suite bathroom



















Open-plan living and dining area

Modern fitted kitchen with integrated appliances

Floor-to-ceiling windows

Private balcony overlooking the River Irwell

Secure allocated parking space

24-hour concierge service

EWS1 certificate available

Suitable for cash and mortgage buyers

Walking distance to Deansgate, restaurants, bars, shops and transport links

Service Charge: £750.14 per quarter

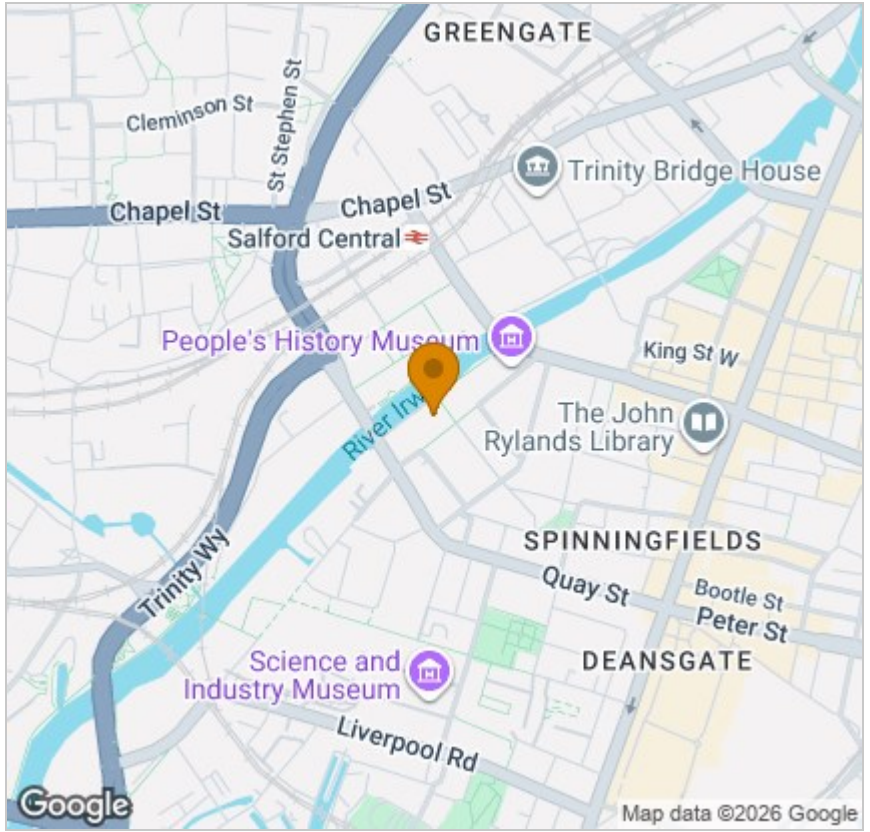
Ground Rent: £75.00 per quarter

OFFERS INVITED!

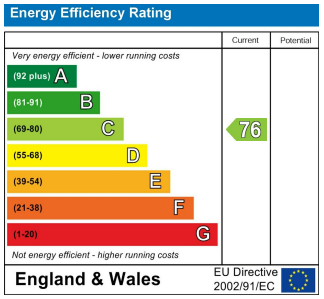
Interested? Get in touch today to arrange your viewing. Don't miss out on this fantastic opportunity!

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Urban Estates Office on 0333 433 0348
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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