



 **2**  
Bedrooms

 **2**  
Bathrooms



C&R City are delighted to present this stunning two-bedroom apartment located within the prestigious Leftbank development, the only residential building in the highly sought-after Spinningfields district of Manchester city centre. Positioned on the seventh floor, this well maintained property is offered in move-in condition and benefits from vacant possession, making it ideal for both homeowners and investors alike.

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The apartment comprises a welcoming hallway with useful storage, a spacious and impressive open-plan living area with a modern fitted kitchen, and two well-proportioned double bedrooms, both offering built-in storage. The master bedroom further benefits from a stylish en-suite shower room, while a contemporary three-piece bathroom serves the rest of the property.

Additional features include two separate balconies, providing excellent outdoor space, and a 24-hour concierge service, adding convenience and security for residents.

### **Entrance Hall**

Entrance door leading into a spacious entrance hall, two storage cupboards with one housing the 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:

### **Lounge/Kitchen** 4.75m x 8.47m (15' 7" x 27' 9")

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. Kitchen comprises of a lovely range of mushroom 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. 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** 3.61m x 4.93m (11' 10" x 16' 2")

Double glazed window, 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** 2.16m x 2.59m (7' 1" x 8' 6")

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** 2.91m x 3.81m (9' 7" x 12' 6")

Double glazed window, one double built in wardrobe providing extensive ample storage space, ceiling light point, power points, wall mounted radiator.

### **Bathroom** 2.48m x 2.30m (8' 2" x 7' 7")

Three piece suite comprising a bath with overhead shower, 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.

### **General Info**

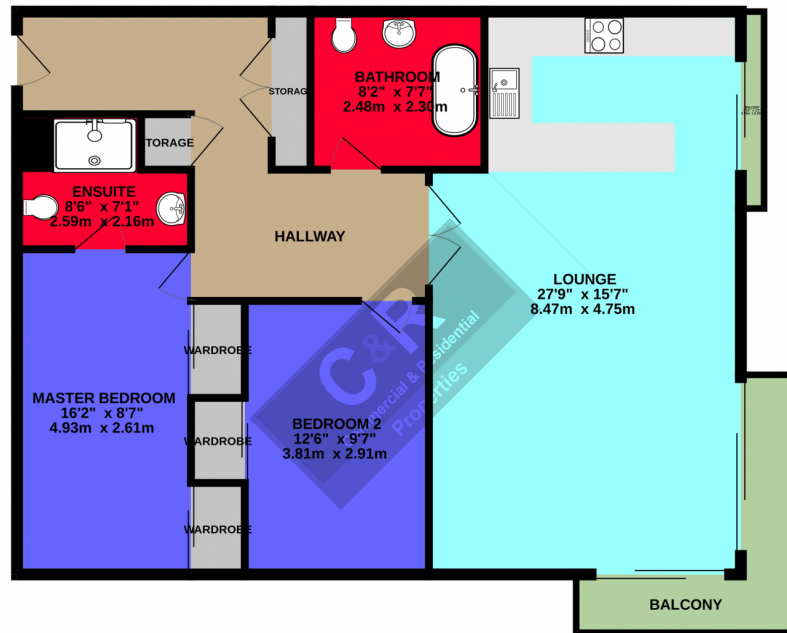
131 years remaining on the lease. Service charge: TBC. Ground rent: TBC. Council Tax Band: E. Building Management: Rendall & Rittner.

### **Agents Notes**

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and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. (iv) Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

SEVENTH FLOOR  
1009 sq.ft. (93.8 sq.m.) approx.



C & R PROPERTIES  
TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 10/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: 18 Leftbank, M3

