



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT

12 Leftbank

, Manchester, M3 3AG

**Offers in the region of £225,000**



## 12 Leftbank

, Manchester, M3 3AG

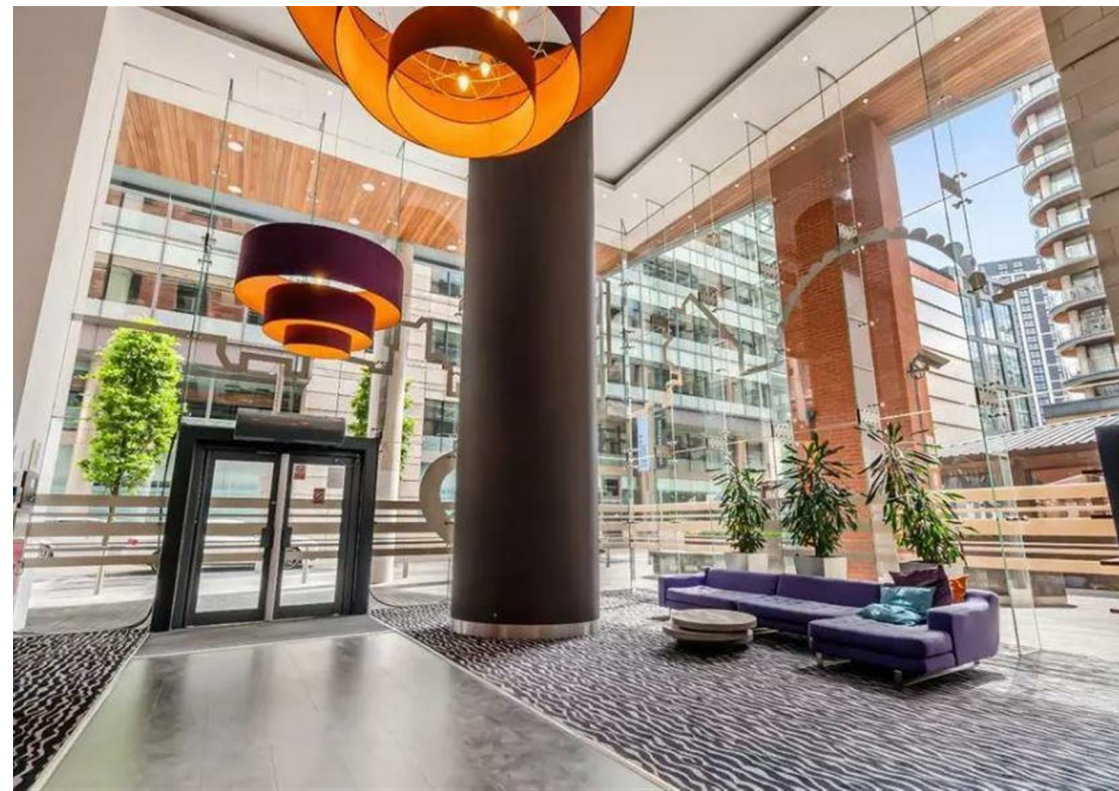
Modern 1-Bedroom Apartment for Sale  
– Leftbank, Spinningfields, Manchester

Stylish one-bedroom apartment located within the highly sought-after Leftbank development in the heart of Spinningfields. Offering approximately 592 sq ft of well-designed modern living space, this property features a bright open-plan living and dining area, a sleek fully fitted kitchen, and a generous double bedroom with en-suite bathroom. A private balcony further enhances the apartment, providing excellent natural light and elevated views across the River Irwell.

Perfectly suited for professionals, couples, or investors, this apartment combines contemporary city living with outstanding convenience in one of Manchester's most vibrant districts.

### Key Features

Prestigious Leftbank development in prime Spinningfields location  
Approx. 592 sq ft of modern living space  
One spacious double bedroom with en-suite bathroom  
Bright open-plan living and dining area with floor-to-ceiling windows  
Private balcony with River Irwell views  
Fully fitted contemporary kitchen with integrated appliances  
24-hour concierge service for residents' security and convenience  
Secure allocated parking space  
EWS1 Certificate available  
Walking distance to restaurants, bars, shops, and transport links





Ideal for professionals, couples, or  
buy-to-let investors  
Cash and mortgage buyers  
welcome

Service Charges: £750.14 per  
quarter  
Ground Rent: £75.00 per quarter

## Floor Plan



## Viewing

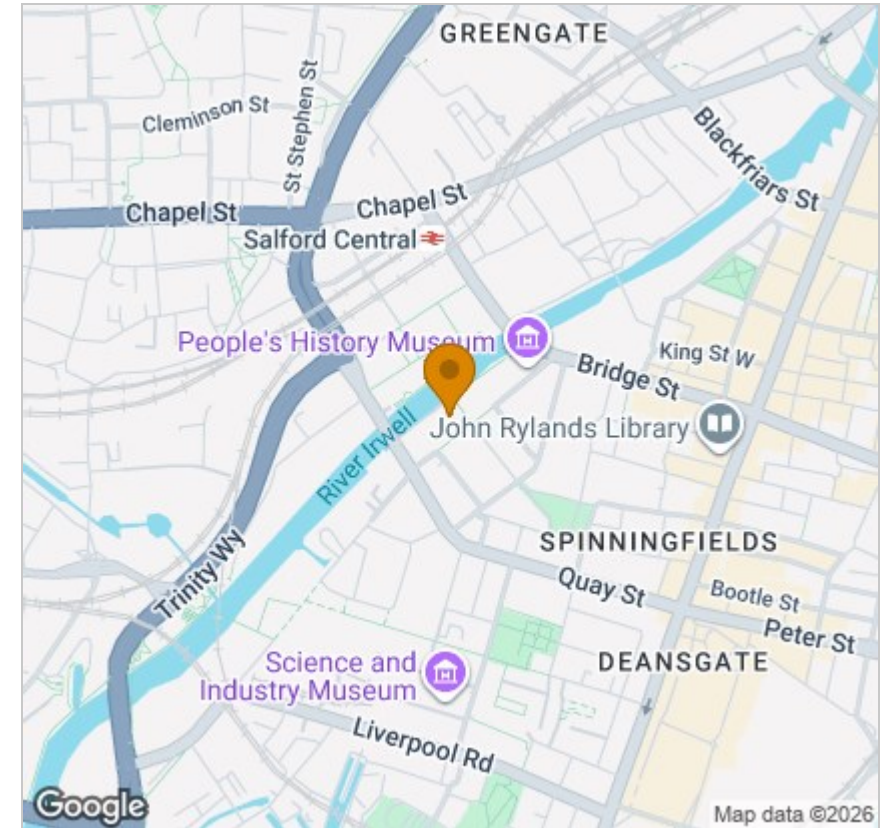
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY

Tel: 0333 433 0348 Email: [talat.ali@urbanestatesuk.co.uk](mailto:talat.ali@urbanestatesuk.co.uk) <https://www.urbanestatesuk.co.uk/>

## Area Map



## Energy Efficiency Graph

