



12 Leftbank  
, Manchester, M3 3AE

**Offers in the region of £319,999**





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, Manchester, M3 3AE

Contemporary 2-Bed, 2-Bath City Centre Apartment with Balcony & Parking – Manchester

Set within a sought-after Manchester city centre development, this stylish two-bedroom, two-bathroom apartment offers modern living with spacious interiors and excellent resident facilities. Ideal for professionals, first-time buyers and investors.

The property features a bright open-plan living, dining and kitchen area, with a sleek fully fitted kitchen and direct access to a private wrap-around balcony offering impressive elevated city views—ideal for relaxing or entertaining.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a modern en-suite shower room. A contemporary family bathroom and secure allocated underground parking complete this superb home.

### Key Features:

Approx. 775 sq ft of living space  
Spacious open-plan living & dining area  
Contemporary fully fitted kitchen  
Private wrap-around balcony with city views

Two double bedrooms, principal with en-suite

Modern family bathroom

Secure allocated underground parking

24-hour concierge service

Suitable for mortgage buyers

EWS1 form available







#### Additional Information:

Service Charge: £4,032 per annum (Leasehold)

Ground Rent: £200 per annum (Leasehold, 25-year review period)

Ideally located close to Manchester's shops, restaurants, bars and transport links, this apartment offers an excellent opportunity for vibrant city-centre living.

Viewings available now – reply via the advert to arrange a scheduled viewing!

Floor Plan



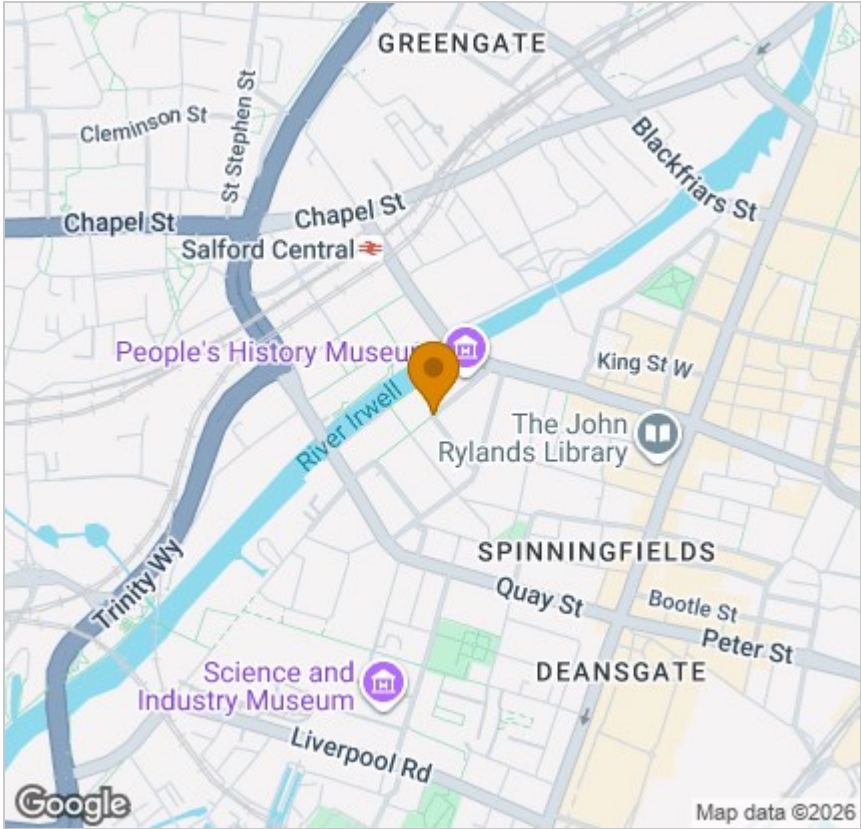
Viewing

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.

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Area Map



Energy Efficiency Graph

