



Apartment 1224 12 Leftbank, Spinningfields, M3 3AH £190,000



**** SECURE ALLOCATED PARKING SPACE INCLUDED **** An impressive south facing apartment located in one of Manchester's most prestigious developments which sits along the banks of the River Irwell within Spinningfields, a central business district within the city centre. Leftbank is a well maintained and highly sought after purpose built development just moments from Deansgate and has a wide selection of bars and restaurants on its doorstep. This luxury one bedroom property occupies a twelfth floor position and briefly comprises; entrance hall, open plan living room with balcony off, high specification kitchen with integrated appliances, double bedroom with built in wardrobe and a three piece bathroom suite. The development offers a fob entry system and 24 hour concierge service. EPC rating (C) Council tax band (C) MORTGAGE BUYERS WELCOME due to mortgage companies lending criteria amendments following the Building Safety Act 2022. Full funding from the developer in place and remedial works expected to be completed in 2026.

- TWELFTH FLOOR POSITION
- LANDMARK DEVELOPMENT WITHIN SPINNINGFIELDS BUSINESS DISTRICT
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- SPACIOUS ONE BEDROOM APARTMENT
- MORTGAGE BUYERS WELCOME
- SOUTH FACING BALCONY
- 24 HOUR CONCIERGE SERVICE
- SECURE ALLOCATED PARKING SPACE INCLUDED
- SUITABLE FOR OWNER OCCUPIERS & INVESTORS
- CLOSE TO DEANSGATE, ST JOHN'S & SALFORD CENTRAL TRAIN STATION

