



12 Leftbank | Manchester | M3 3AG

Asking Price £160,000

The
**GOOD
ESTATE**
AGENCY

12 Leftbank | Spinningfields Manchester | M3 3AG Asking Price £160,000

ONE BEDROOM APARTMENT. Nestled in the vibrant area of Spinningfields, this charming one-bedroom apartment in Leftbank development offers a delightful blend of modern living and convenience. Situated on the third floor of a contemporary riverside development, the property spans an impressive 645 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by an entrance hall and well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The apartment features a stylish bedroom, designed to be a tranquil retreat, and a contemporary bathroom that meets all your needs.

One of the standout features of this property is the lovely Juliet balcony, which allows for an abundance of natural light and offers picturesque views of the surrounding area. The development boasts a 24-hour concierge service, ensuring that residents enjoy a secure and convenient lifestyle.

Currently let for £1,100 per calendar month, achieving an excellent rental yield of 5.5%, this apartment presents an excellent investment opportunity for those looking to enter the thriving rental market in Manchester. With its prime location in Spinningfields, residents will have easy access to a plethora of shops, restaurants, and cultural attractions, making it an ideal choice for both professionals and couples alike.

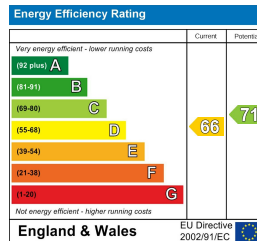
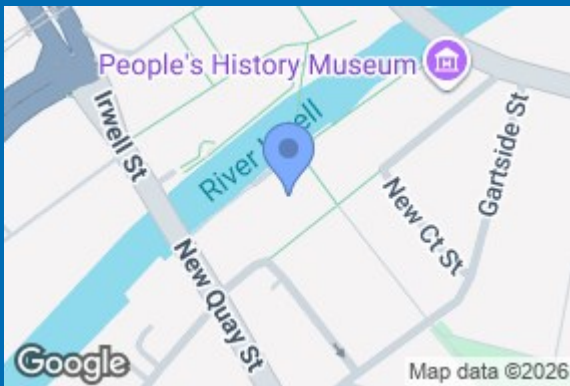
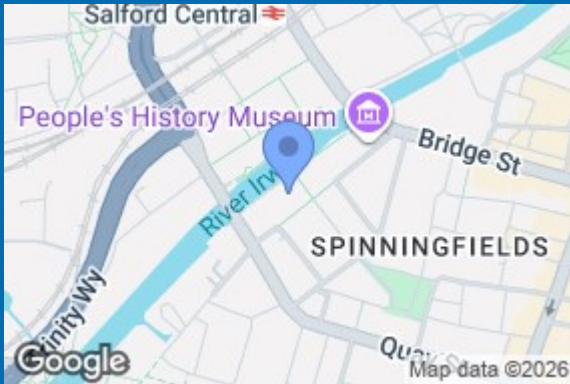
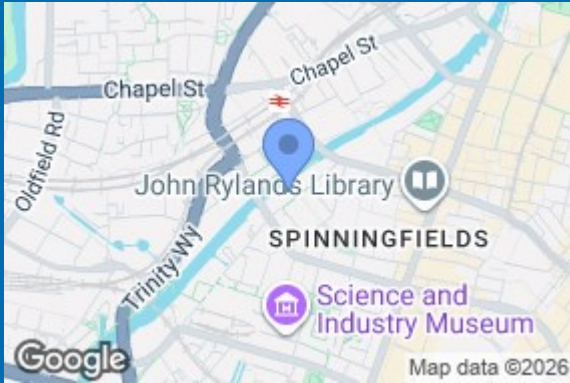
In summary, this apartment not only offers a comfortable living space but also a lifestyle enriched by the dynamic atmosphere of one of Manchester's most sought-after areas. Whether you are looking to invest or seeking a new home, this property is certainly worth considering.



- ONE BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- RIVER VIEWS
- CLOSE TO DEANS GATE
- 3RD FLOOR
- TWO JULIET BALCONIES
- 24 HOUR CONCIERGE
- SPINNINGFIELDS LOCATION
- CURRENTLY LET FOR £1,100PCM, ACHIEVING A RENTAL YIELD OF 5.5%







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