



6 Leftbank | Manchester | M3 3AE

Asking Price £280,000

The
**GOOD
ESTATE**
AGENCY

6 Leftbank | Spinningfields Manchester | M3 3AE Asking Price £280,000

TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY & PARKING. Nestled in the vibrant Spinningfields area, this exquisite apartment at Leftbank offers a perfect blend of modern living and urban convenience. Spanning an impressive 775 square feet, the property features two well-appointed bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families seeking a comfortable and contemporary home.

Upon entering, you are greeted by a spacious entrance hall & reception room that flows seamlessly into a wrap-around balcony, providing a delightful outdoor space to relax and enjoy the picturesque riverside views. The balcony is perfect for entertaining guests or simply unwinding after a long day.

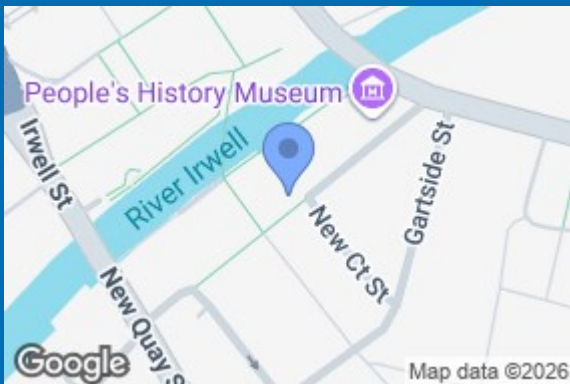
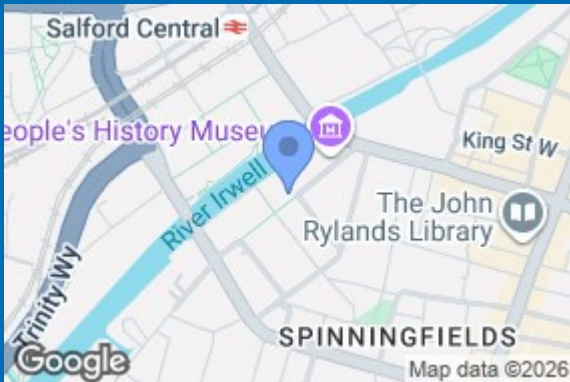
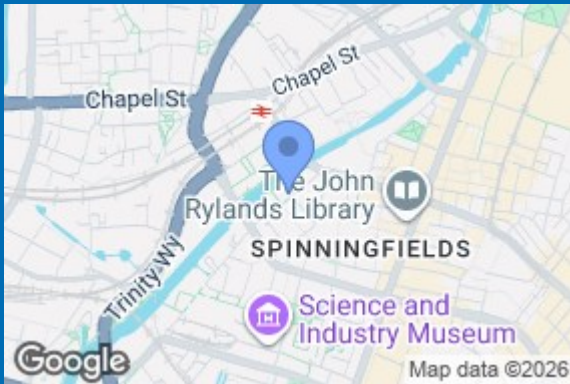
The apartment is part of a prestigious riverside development, which boasts a 24-hour concierge service, ensuring that residents enjoy a secure and hassle-free living experience. The location in Spinningfields is particularly appealing, as it is known for its vibrant atmosphere, with an array of shops, restaurants, and cultural attractions just a stone's throw away.

Currently let for £1,500 per calendar month until 9th July 2026, achieving a rental yield of 5.6%, this property presents an excellent investment opportunity for those looking to expand their portfolio in a sought-after area. Whether you are considering it as a future home or a rental investment, this apartment offers both comfort and convenience in one of Manchester's most desirable locations. Don't miss the chance to make this stunning property your own.

- TWO DOUBLE BEDROOMS
- 3RD FLOOR
- 24 HOUR CONCIERGE
- BATHROOM & EN SUITE
- PRESTIGIOUS DEVELOPMENT
- 775 SQ FT
- BALCONY
- SECURE UNDERGROUND PARKING
- CURRENTLY LET FOR £1,500PCM UNTIL 9TH JULY 2026, ACHIEVING A RENTAL YIELD OF 5.6%
- SPINNINGFIELDS LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		82
(81-91) B		
(69-80) C	71	
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk