



Apartment 1224 12 Leftbank, Spinningfields, M3 3AH
£200,000



**** 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

