



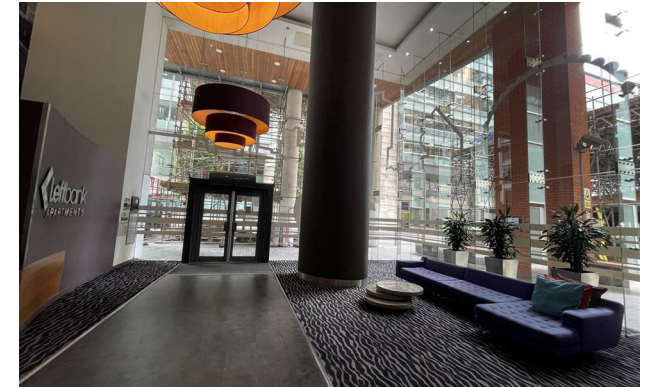
*Jordan fishwick*

Apt 812 18 Leftbank, Spinningfields, M3  
£1,350 Per Calendar Month



# 18 Leftbank Manchester M3 3AJ

£1,350 Per Calendar Month



## The Property

**\*PLEASE NOTE - THERE WILL BE BUILDING MAINTENANCE TO OCCUR IN THE COMING MONTHS TILL LATE 2024/ EARLY 2025\***

Available Now. Welcome to Leftbank, Manchester - a charming apartment that offers a perfect blend of comfort and style. This delightful property boasts a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, you'll have plenty of space to unwind and recharge.

The two bathrooms in this apartment provide convenience and privacy, ensuring that your daily routines run smoothly. The property offers a generous living space, allowing you to personalise and create a home that suits your lifestyle.

Located in the vibrant city of Manchester, this apartment provides easy access to all the amenities and attractions the city has to offer. Whether you're looking to explore the bustling city centre or enjoy a peaceful stroll along the river, this property's location is truly unbeatable.

Furthermore, with parking available for one vehicle, you can enjoy the convenience of having your own designated parking space right at your doorstep. This feature adds an extra layer of comfort to your daily life, making coming home a stress-free experience.

Tax Band E. EPC Rating B. NO PETS ALLOWED.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***

- Available NOW
- Two Bedroom Apartment
- Eighth Floor with Balcony
- Central Spinningfields Location
- Secure Underground Parking
- 24 Hour Concierge
- EPC Rating B
- Tax Band E
- NO PETS ALLOWED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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