



# Apt 735 Leftbank, Spinningfields, Manchester, M3 3AG

Jordan Fishwick are pleased to offer for sale this fabulous two bedroom 7th Floor apartment located in the prestigious Leftbank development, spanning an impressive 1474 sq ft. The apartment benefits from a dual aspect position with views over Spinningfields and the water. Entrance Hall with storage, large living room with access onto a full length balcony, fully integrated kitchen with breakfast bar. Spacious master bedroom with an attractive en-suite shower room. The second bedroom is a great size double with access onto a balcony with views over Spinningfields. Parking included. Tax Band F. EPC Rating C. Attractive investment opportunity - rented on a rolling contract at £2750 per month.

\*The cladding remediation works are fully funded by the developer, so we are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss. Works to be done in phases, will be fully completed in 2025\*.

## Price £480,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring,. Double doors leading to living room/kitchen. Door to bathroom, and both bedrooms. Double Storage cupboard housing washer/dryer.

### Living Room/Kitchen

24'5" x 21'10"

Impressive living room with floor to ceiling double glazed windows and sliding door leading to decked balcony. Unobstructed views of the canal. Television, telephone and satellite connection point. Vertical radiator. Intercom entry system. Open through to Kitchen. Modern fully fitted kitchen with matching base and eye level units and complementary work tops over. Built in fridge and separate freezer,

integrated dishwasher. State of the art microwave/grill, electric oven, ceramic hob and stainless steel extractor hood over. Circular stainless steel sink and separate circular drainer. Ceramic tiles to floor, intercom entry system. Breakfast bar.

### Bedroom One

14'9" x 12'4" plus entrance

Double bedroom, double glazed windows to front and access to balcony. Vertical radiator, television and telephone connection point. Integrated wardrobe

### En-suite

Stylishly appointed en suite with double walk in shower with ceramic tiles as splash backs. Back to wall WC, his and

hers semi pedestal basin. Large vanity mirror with shelf. Halogen spotlights, heated towel rail, and ceramic floor tiles to floor.

### Bedroom Two

12'6" x 11'8" plus entrance

Double bedroom, double glazed windows to front and access to balcony. Vertical radiator, television and telephone connection point. Integrated wardrobe

### Bathroom

Larger than average bathroom with semi pedestal basin, back to wall WC, curved bath with mixer shower over. Three large vanity mirrors, heated towel rail. Ceramic tiles to floor and wall.

### Externally

Lifts to all floors. Secure underground parking included.

### Additional Information

Ground Rent £200 per annum (doubling every 25 years.)

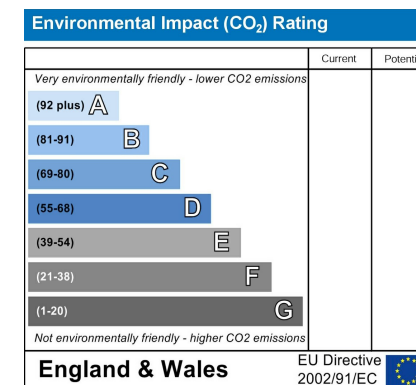
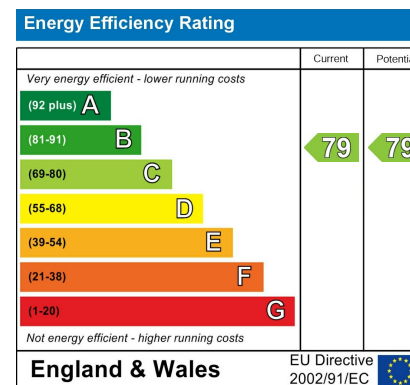
Lease 150 Years from 2001

Service Charge £6913.48 per annum

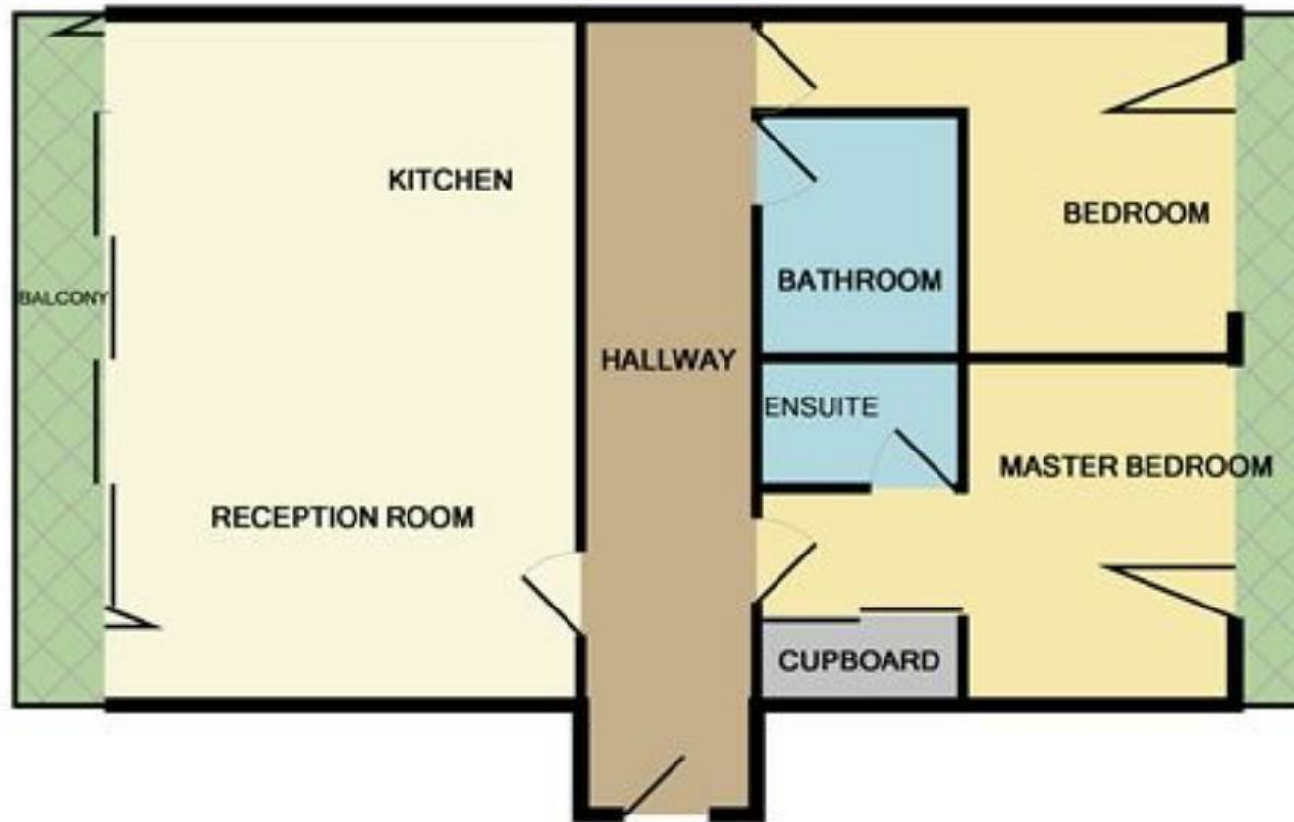
Car Parking Space £15 per month Service Charge

Council Tax Band F

Managing agents - Rendall and Rittner







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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