



*Jordan fishwick*

Apt 829 Leftbank, 6 Spinningfields, M3 3AE  
£1,100 Per Calendar Month



## Leftbank Manchester M3 3AE

£1,100 Per Calendar Month



### The Property

**\*PLEASE NOTE - THERE IS STILL BUILDING MAINTENANCE OCCURING AT THE BUILDING. DISRUPTIONS MAY OCCUR\***

Available Mid June. A fabulous 8th floor apartment situated in the prestigious Leftbank development in Spinningfields just a short stroll from the city centre. This stunning apartment comprises: Entrance hallway with storage cupboard and fitted wardrobe, leading to separate fully fitted kitchen, good sized lounge / dining area with access to spacious balcony offering views over Spinningfields. One double bedroom with fitted wardrobes and modern bathroom. Furnished, secure allocated parking. Council tax band C. 12 month contracts. No pets. EPC Rating C.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

- Available Mid June
- Eighth Floor
- One Bedroom
- Large Covered Balcony
- Secure Parking
- Furnished
- Council Tax Band C
- Fantastic Location
- No Pets Allowed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</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	





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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