



*Jordan fishwick*

Apt 722 Leftbank 12, Spinningfields, M3  
£1,600 Per Calendar Month



## Leftbank 12 Manchester M3 3AG

£1,600 Per Calendar Month



### The Property

Available Now. Jordan Fishwick present this UNFURNISHED recently refurbished 7th floor apartment in this popular Spinningfields Development. Benefiting from high ceilings throughout, accommodation briefly comprises large entrance hall with two double bedrooms with built in wardrobes, Master bedroom with en-suite and a high specification family bathroom. Large open-plan lounge and kitchen with integrated appliances. Floor to ceiling windows and balconies. 24 Hour Concierge. Secure Underground Parking. Tax Band E. EPC Rating C. Great for Professionals who want to live in the City Centre. No Pets allowed.

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

**\*Please note: Building Maintenance is underway on the property through to early 2025. There may be some noise and activity during working hours that could impact a quiet home working environment\***



- Available Now
- 7th Floor Apartment
- Unfurnished - Recently Refurbished
- Two Double Bedrooms
- Balcony
- Tax Band E
- EPC Rating C
- Parking included
- Onsite Concierge



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>76</b>	<b>77</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.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington