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jordan fishwick

Apt 1224 12 Leftbank, Spinningfields, Manchester, M3 3AH

Jordan Fishwick are pleased to offer for sale a stunning 1-bedroom apartment on the 12th floor of Leftbank in the heart of Spinningfields. The apartment has an open plan kitchen/living room with access to a balcony, large bedroom with fitted wardrobes, and a well-appointed bathroom. 24-hour concierge and lifts to all floors. Secure Allocated Parking Included. EWS-1 works are funded by the developer and are due to complete soon. Mortgage Buyers Welcome. No Onward Chain.

Asking Price £164,950

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway
Wooden flooring. Spotlights. Access to all rooms. Storage with hot water heater and plumbing for washing machine.

Kitchen / Lounge
Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge and dishwasher. Additional freestanding fridge/freezer. Hob with extractor over. Oven with built in microwave over. Spotlights. Open with living room. Wooden flooring. TV and telephone point. Access to balcony.

Bedroom
8'8" x 13'1"
Fitted carpet. Ceiling light. TV point. Fitted wardrobes. Double Glazed UPVC window.

Bathroom
6'4" x 9'1"
Partially tiled bathroom suite. Floating sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point.

Externally
Secure Allocated Parking Space Included. Balcony accessed through lounge.

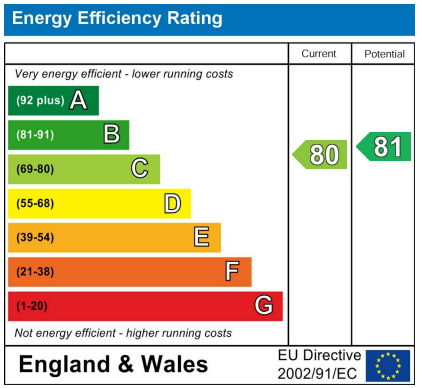
Additional Information
Service Charge- £3,352.08
Ground Rent- £150.00
Council Tax Band- C
EPC- C
Leasehold- 155 years from 2001
Managing Agent- Rendal & Rittner

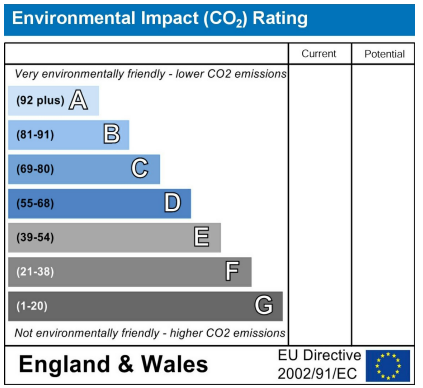
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.



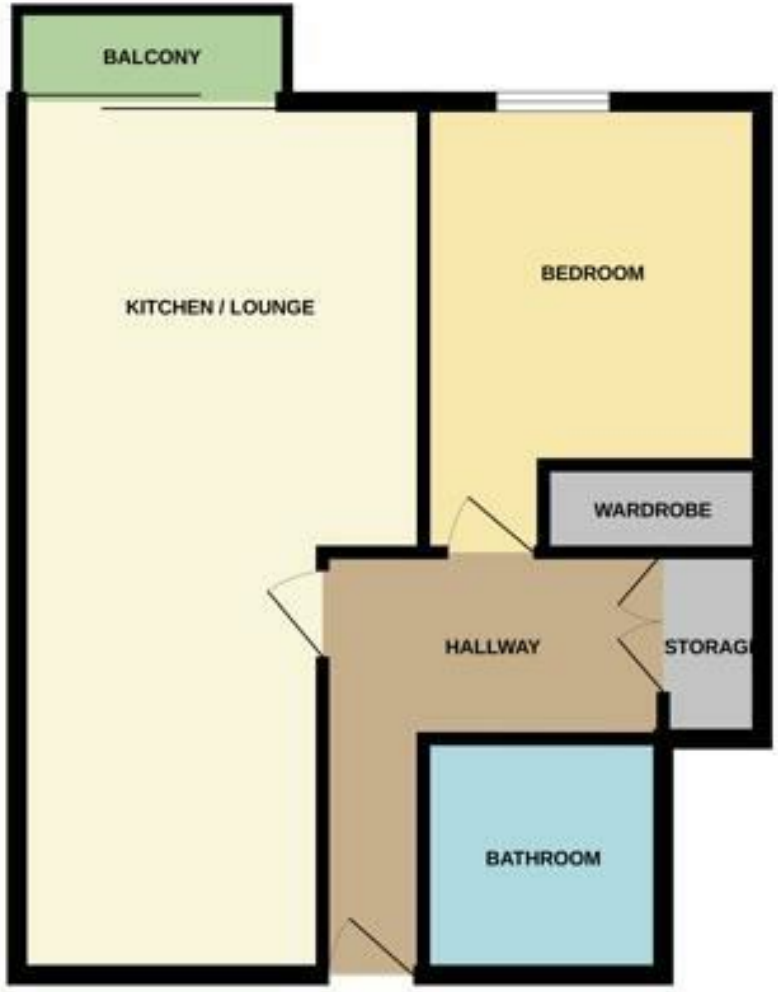












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