



Apartment 320, 12 Leftbank  
, Manchester, M3 3AG

Offers invited £250,000



# Apartment 320, 12 Leftbank

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Modern 1-Bedroom Apartment for Sale  
– Leftbank, Spinningfields, Manchester

Stylish one-bedroom apartment in the exclusive Leftbank development, located in the heart of Spinningfields. Offering approximately 646 sq ft of modern living space, the property features a bright open-plan living and dining area, sleek fitted kitchen, and spacious double bedroom with en-suite bathroom. A Juliet balcony provides natural light and stunning views of the River Irwell.

Ideal for professionals, couples, or investors, combining city-centre convenience with contemporary style.

## Key Features

Prestigious Leftbank development in prime Spinningfields location

Approx. 646 sq ft of modern living space

One spacious double bedroom with en-suite bathroom

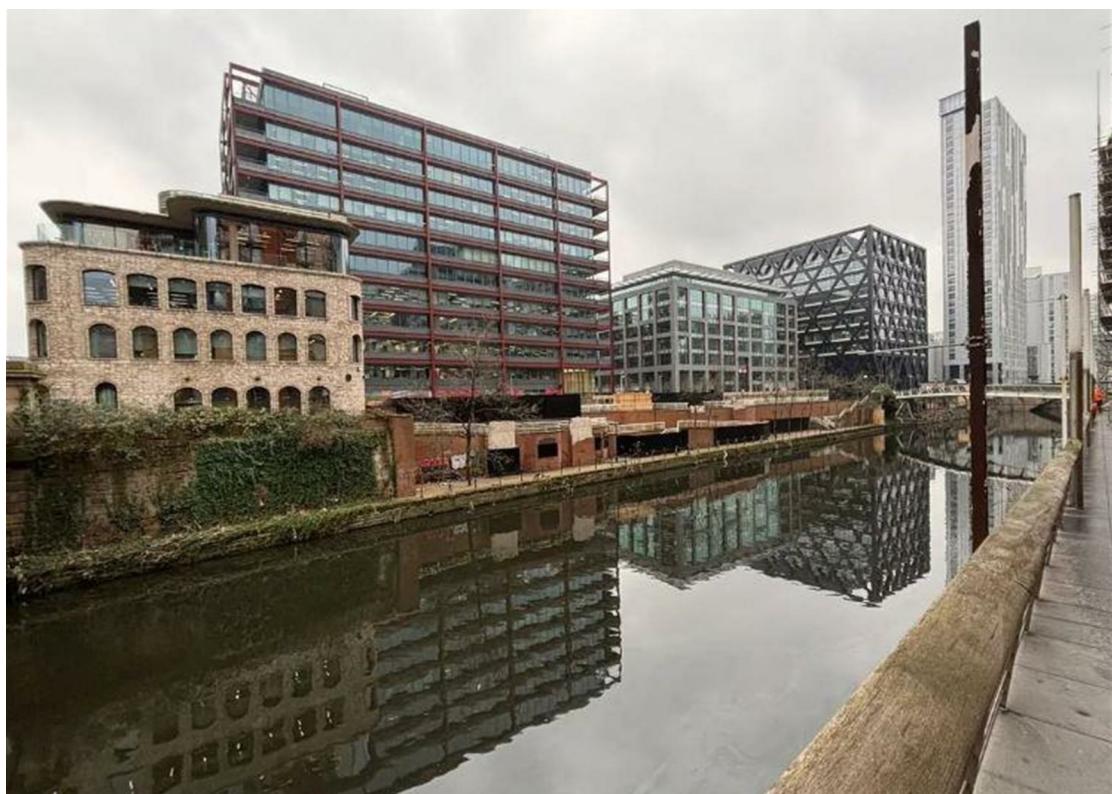
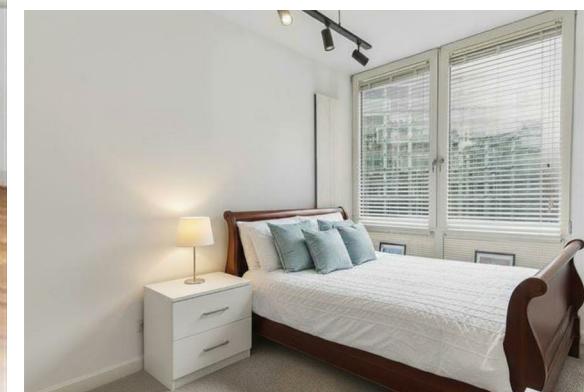
Open-plan living and dining area with floor-to-ceiling windows

Juliet balcony

Fully fitted contemporary kitchen with integrated appliances

24-hour concierge service for residents' peace of mind

Secure allocated parking space





EWS1 form in progress (expected early 2026)

Walking distance to restaurants, bars, shops, and transport links

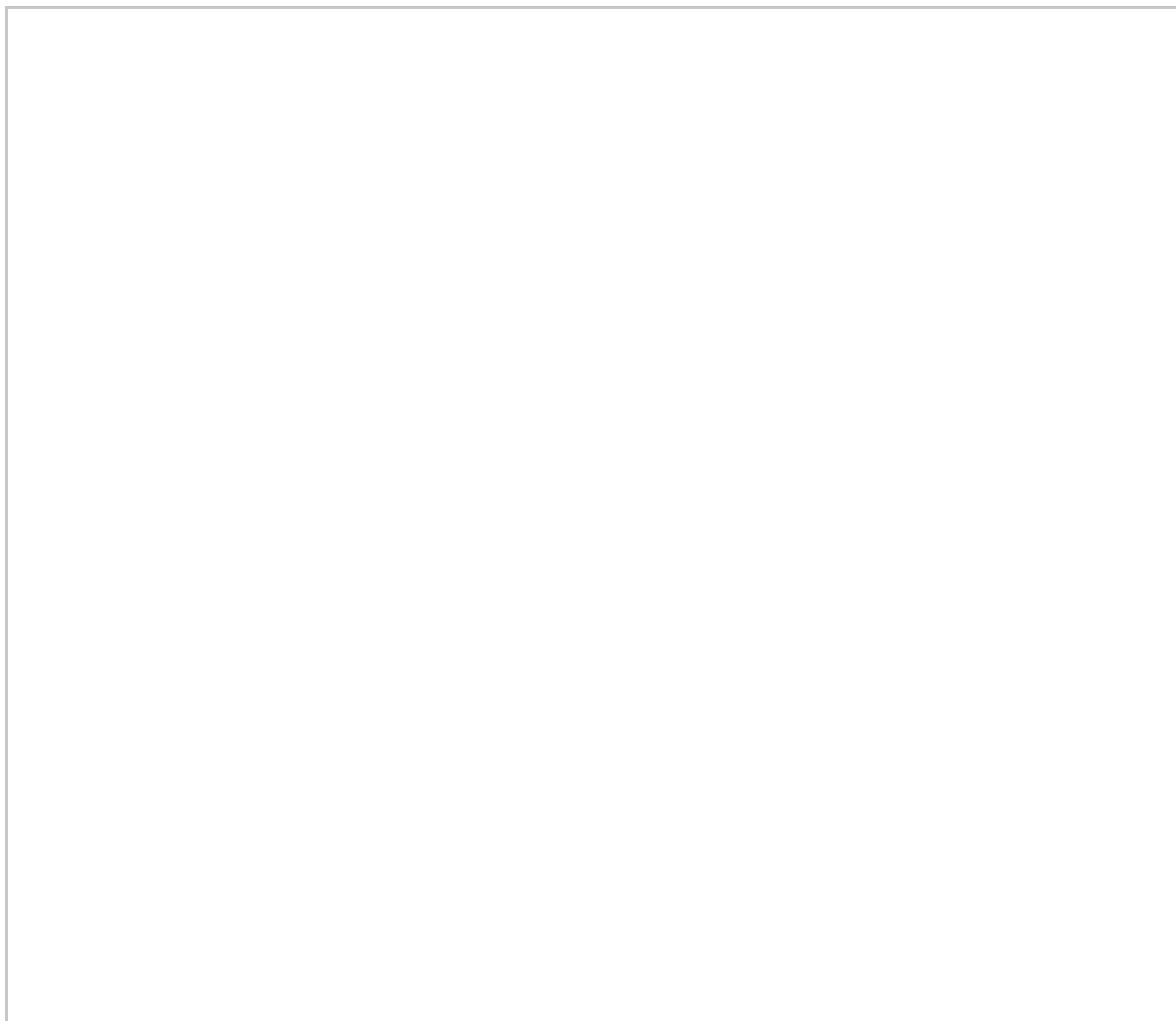
Ideal for professionals, couples, or buy-to-let investors

Cash and mortgage buyers welcome

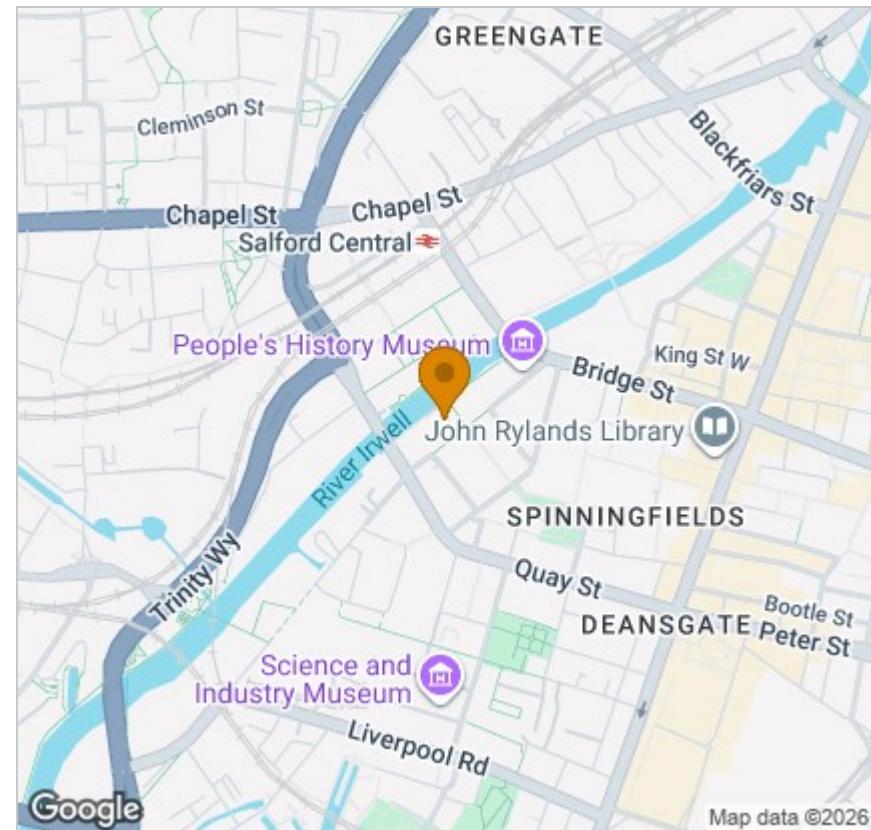
Service Charges £750.14 per quarter

Ground rent £75.00 per quarter

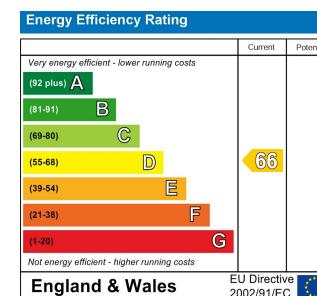
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Urban Estates Office on 0333 433 0348  
if you wish to arrange a viewing appointment for this property or require further information.

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