



Apartment 332, 12 Leftbank  
, Manchester, M3 3AE

**Offers invited £350,000**



## Apartment 332, 12 Leftbank

, Manchester, M3 3AE

Modern 2-Bedroom, 2-Bath Apartment with Balcony & Parking – Leftbank, Spinningfields, Manchester

Experience premium city-centre living in this stylish two-bedroom, two-bathroom apartment located in the highly desirable Leftbank development in the heart of Spinningfields, Manchester's vibrant financial and lifestyle district.

Spanning approximately 775 sq ft, the apartment offers contemporary open-plan living with a bright reception and dining area flowing seamlessly into a fully fitted modern kitchen. Step out onto the wrap-around private balcony to enjoy scenic riverside views and the city skyline.

Both bedrooms are generous doubles, with the master benefiting from a sleek en-suite, while the second bedroom is served by a modern family bathroom. Finished to an exceptional standard throughout, this apartment combines style, comfort, and convenience for city living.

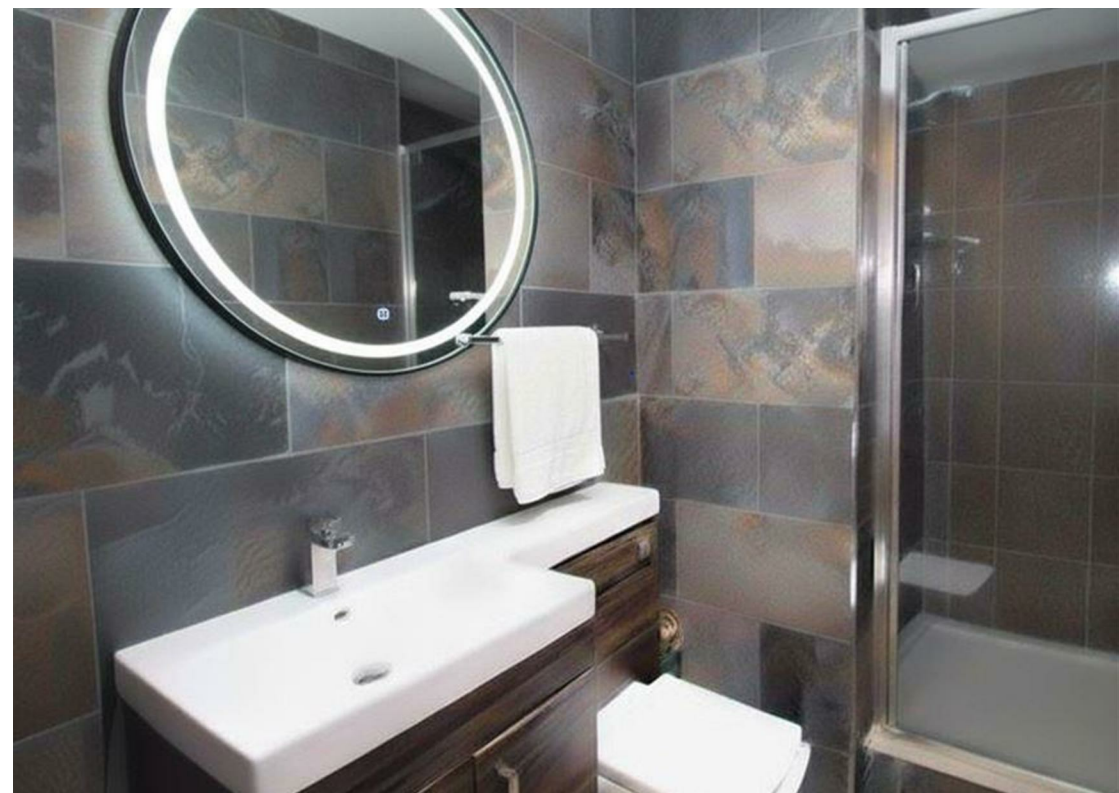
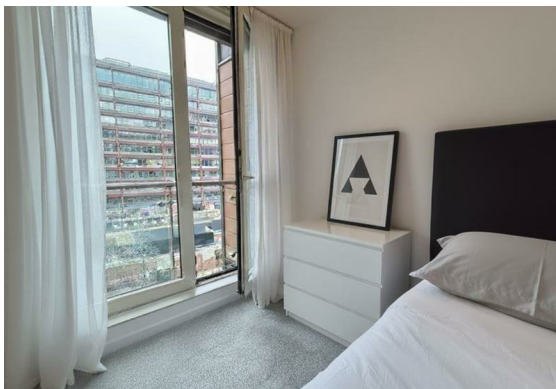
Key Features:

Modern luxury apartment in the prestigious Leftbank development

Approx. 775 sq ft of contemporary living space

Two double bedrooms, including master with en-suite

Two modern bathrooms





Bright open-plan living and dining area

Fully fitted contemporary kitchen

Wrap-around private balcony with riverside views

24-hour concierge service

Secure underground parking

EWS1 form available early 2026

Prime Spinningfields location near shops, bars, restaurants, and transport links

Ideal for professionals, couples, or investors

Suitable for cash and mortgage buyers

Additional Information:

Service Charge: £4,032 per year

Ground Rent: £200 per year (review period: 25 years)

A rare opportunity to secure a modern riverside apartment in the heart of Manchester, offering contemporary living, excellent amenities, and unbeatable lifestyle appeal.

## Floor Plan



## Viewing

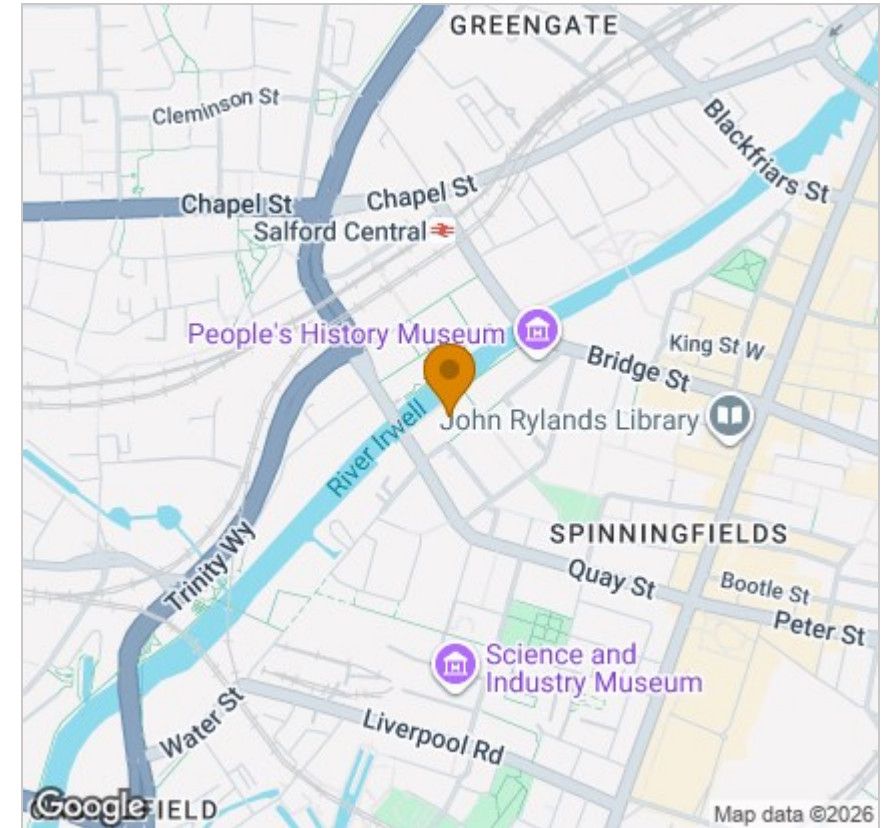
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

