



Leftbank

, Manchester, M3 3AE

Asking price £319,999



## Leftbank

, Manchester, M3 3AE

Modern 2-Bed, 2-Bath City Centre Apartment with Balcony & Parking – Manchester

Located in a highly desirable Manchester city centre development, this impressive two-bedroom, two-bathroom apartment offers contemporary urban living with stylish interiors and excellent on-site facilities. Ideal for professionals, first-time buyers, or investors, the property combines generous proportions with a prime central location.

The apartment features a bright open-plan lounge and dining area, complemented by a sleek fully fitted modern kitchen. A private wrap-around balcony provides superb elevated city views, creating the perfect space to relax or entertain.

Both bedrooms are well-sized doubles, with the principal bedroom benefiting from a modern en-suite shower room. A separate family bathroom and secure allocated underground parking add further practicality and appeal.

### Key Features:

Approx. 775 sq ft of modern living space

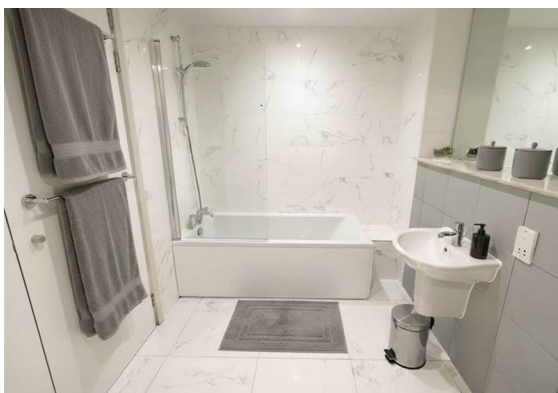
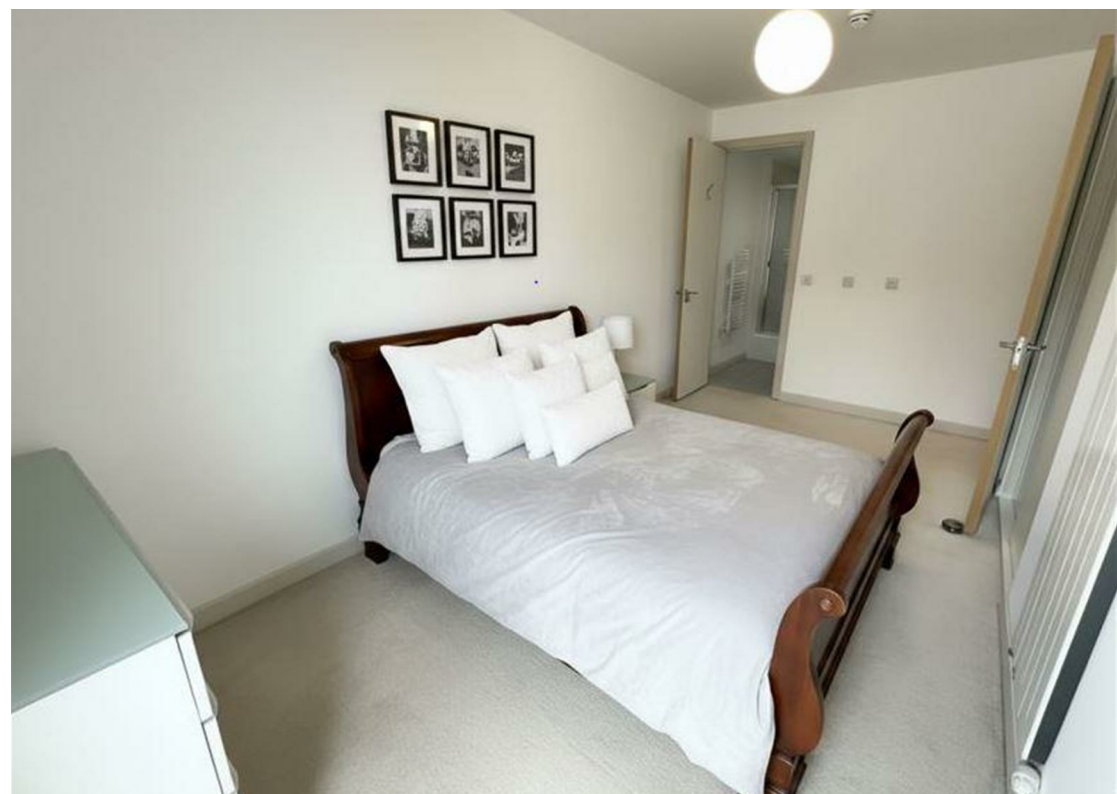
Spacious open-plan lounge & dining area

Contemporary fully fitted kitchen

Private wrap-around balcony with panoramic city views

Two double bedrooms, principal with en-suite

Modern family bathroom





Secure allocated underground parking  
24-hour concierge service  
Mortgage buyers welcome  
EWS1 form available early 2026

Additional Information:

Service charge: £4,032 per annum (Leasehold)  
Ground rent: £200 per annum (Leasehold, 25-year review period)

Perfectly positioned close to Manchester's shops, restaurants, bars, and transport links, this apartment offers an excellent opportunity to enjoy modern city living at its finest.

## Floor Plan



## Viewing

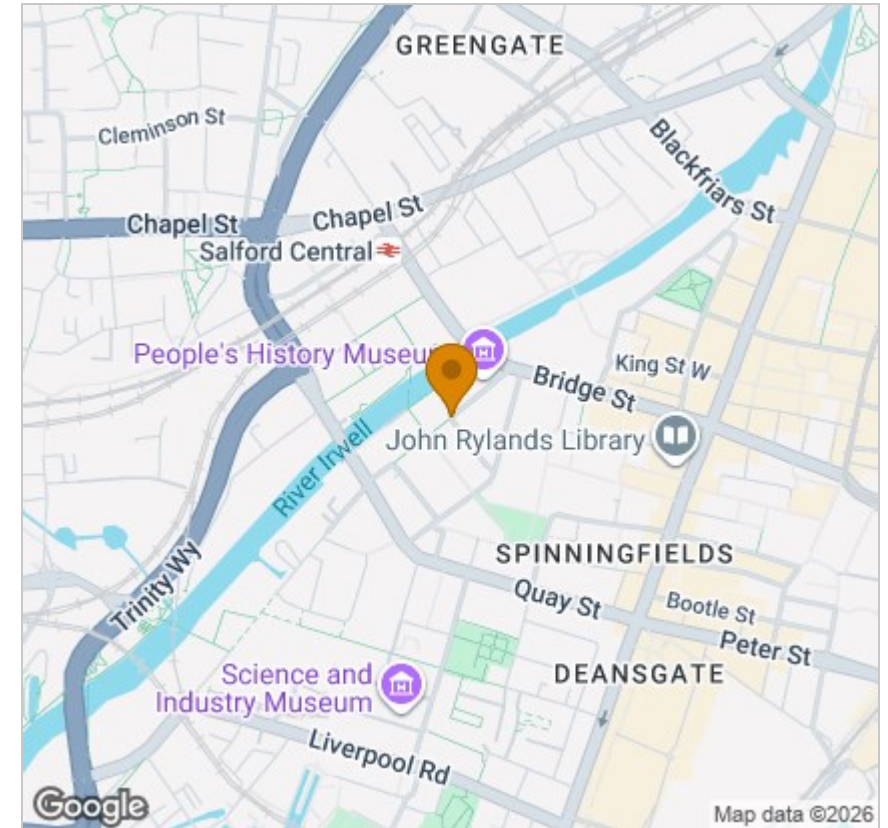
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY

Tel: 0333 433 0348 Email: [talat.ali@urbanestatesuk.co.uk](mailto:talat.ali@urbanestatesuk.co.uk) <https://www.urbanestatesuk.co.uk/>

## Area Map



## Energy Efficiency Graph

