



12 Leftbank
, Manchester, M3 3AE

Asking price £319,999



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

Situated within a sought-after Manchester city centre development, this stylish two-bedroom, two-bathroom apartment offers contemporary living with spacious interiors and excellent resident facilities. Ideal for professionals, first-time buyers, and investors alike.

The property boasts a bright open-plan living, dining, and kitchen area, with a sleek fully fitted kitchen and direct access to a private wrap-around balcony offering impressive elevated city views—perfect for relaxing or entertaining.

Both bedrooms are generous doubles, with the principal bedroom featuring a modern en-suite shower room. A contemporary family bathroom and secure allocated underground parking complete this superb home.

Key Features:

- Approx. 775 sq ft of living space
- Spacious open-plan living & dining area
- Contemporary fully fitted kitchen
- Private wrap-around balcony with city views
- Two double bedrooms, principal with en-suite
- Modern family bathroom
- Secure allocated underground parking
- 24-hour concierge service
- Suitable for mortgage buyers
- EWS1 form available





Additional Information:

Service Charge: £4,032 per annum (Leasehold)

Ground Rent: £200 per annum (Leasehold, 25-year review period)

Ideally located within easy reach of Manchester's shops, restaurants, bars, and transport links, this apartment presents an outstanding opportunity to enjoy vibrant city-centre living.

Floor Plan



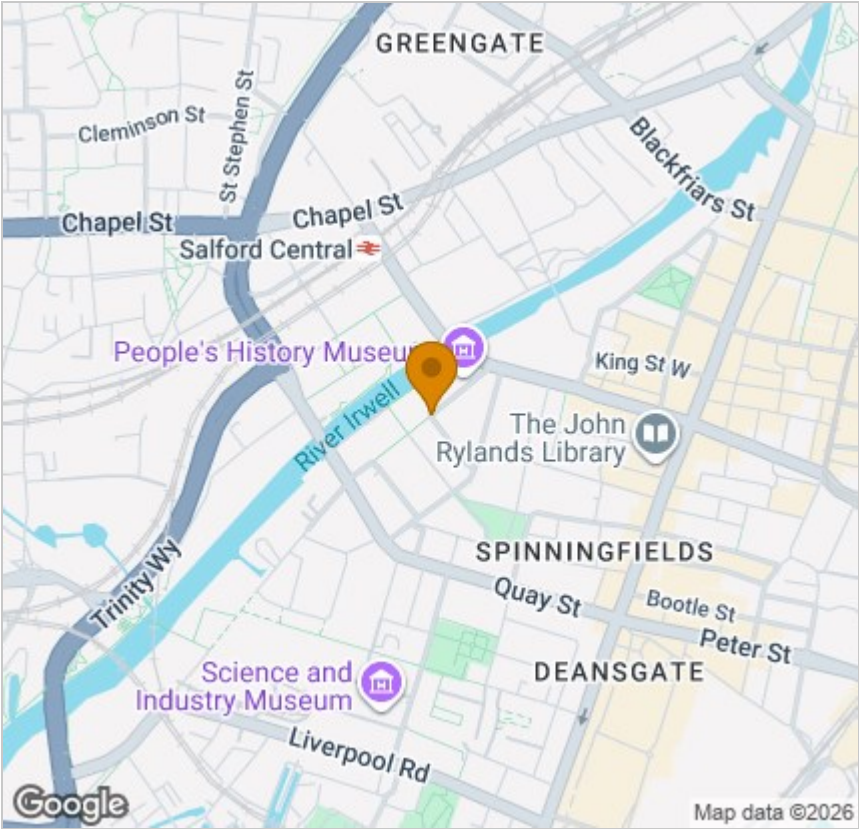
Viewing

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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125 Deansgate, Manchester, M3 2BY
Tel: 0333 433 0348 Email: info@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

