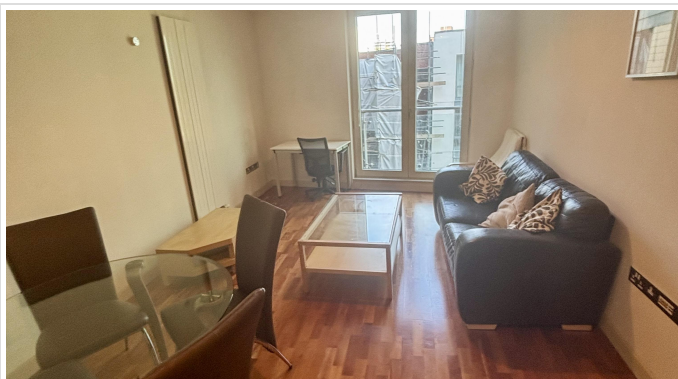


1 Bed Apartment In 6 Leftbank , Manchester, M3 3AE

£195,000





SHORT DESCRIPTION

Property Ref: 14904 Located in the prestigious Leftbank development in the heart of Manchester's vibrant Spinningfields district, this immaculately presented one-bedroom apartment offers modern city living at its finest. Positioned on the 7th floor, the property boasts a spacious open-plan living and dining area with floor-to-ceiling windows that flood the space with natural light. The contemporary kitchen features integrated appliances, sleek finishes, and ample storage. The generously sized double bedroom includes built-in wardrobes, while the stylish bathroom is finished to a high standard. Residents benefit from 24/7 concierge service for convenience and security, and this apartment is one of the rare few to include two allocated parking spaces—a premium feature in the city centre. Perfectly situated within walking distance of Manchester's top restaurants, shops, and transport links, this apartment is ideal for professionals, first-time buyers, or investors seeking a high-demand rental opportunity. Key Features: Sought-after Leftbank development in Spinningfields One spacious double bedroom Bright open-plan living space Modern kitchen with integrated appliances Concierge service Two allocated secure parking spaces Prime central location with excellent amenities Don't miss the chance to own a slice of luxury city living—contact us today to arrange a viewing. Property Type: Apartment Full selling price: £195000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 131 Yearly Ground Rent Cost: £150.00 Yearly Management Cost: £3464.00 Council tax band: None EPC rating: C Measurement: 645.835 sq.ft. Outside Space: Balcony Parking: Allocated, Gated, Private Heating Type: Gas Central Heating, Night Storage Chain Sale or Chain Free: N/A Possession of the property: N/A -----

1

Bed Room(s)

1

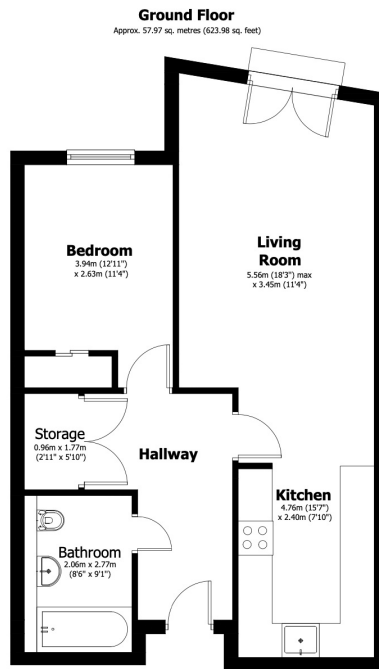
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Note: For illustrative purposes only, dimensions to be checked on site.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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