



6 Leftbank | Manchester | M3 3AE

£1,495 PCM

The
**GOOD
ESTATE**
AGENCY

6 Leftbank | Spinningfields Manchester | M3 3AE £1,495 PCM

2 BED, FURNISHED WITH PARKING. A beautifully presented seventh floor apartment in the sought after Leftbank development, on the banks of the River Irwell. The property, decorated and furnished to a very high standard, comprises: spacious entrance hall with storage, master bedroom with fitted wardrobes and en suite shower room, second double bedroom, house bathroom with shower over bath, open plan living and dining room with two patio doors leading to wrap around balcony with distant views across the city through to exceptionally appointed chef's kitchen with high spec German appliances. Further benefits include intercom system, 24 hour concierge and underground parking. Located in Spinningfields with its many restaurants, bars and designer shops on your doorstep and only a short walk to the city's main street, Deansgate.

- TWO DOUBLE BEDROOMS
- 7TH FLOOR
- 24 HOUR CONCIERGE
- BATHROOM & EN SUITE
- PRESTIGIOUS DEVELOPMENT
- FURNISHED TO A HIGH STANDARD
- BALCONY
- SECURE UNDERGROUND PARKING
- SPACIOUS APARTMENT
- SPINNINGFIELDS LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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