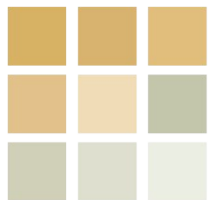




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APT 402 LEFTBANK  
Manchester, M3 3AJ  
Offers In The Region Of £425,000



# APT 402 LEFTBANK

## Property at a glance

- CITY CENTRE TWO BED APARTMENT
- FOURTH FLOOR
- LARGE FLOORPLAN
- INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- EN-SUITE BATHROOM AND WALK IN WARDROBE
- UTILITY ROOM
- BALCONY OVER RIVER

Stunning 2-Bedroom Apartment with River Views & Secure Parking – Manchester City Centre

This spacious and stylish fourth-floor apartment offers views over the River Irwell and is situated in the heart of Manchester City Centre. Boasting a contemporary design and generous proportions, this apartment is perfect for professionals, couples, or investors looking for an exceptional property in a prime location.

Upon entering, you are greeted by a wide, welcoming hallway adding an element of grandeur. The open-plan living area is flooded with natural light through large floor to ceiling glazing, leading out onto a private balcony, perfect for relaxing and enjoying the vibrant cityscape. The modern kitchen is fully integrated with high-quality appliances, sleek cabinetry, and ample workspace.

Both bedrooms are well-proportioned doubles, with the main bedroom featuring a luxurious walk-in wardrobe and a stylish en-suite. A separate family bathroom ensures convenience for guests, while the additional utility room provides extra storage and practicality.

Further benefits include secure underground parking, lift access, and excellent transport links, with shops, restaurants, and entertainment venues all on your doorstep.

This property has cladding, we have been made aware that the building has been tested and works are required however there are interim measures in place. We are advised that there are no associated costs to leaseholders with respect to works to obtain the EWS1 form.

### Additional Info:

Ground rent pa: £200 (subject to review every 25 years', rent shall be twice payable the prior rent amount during the preceding 25 years', next review due 2026)

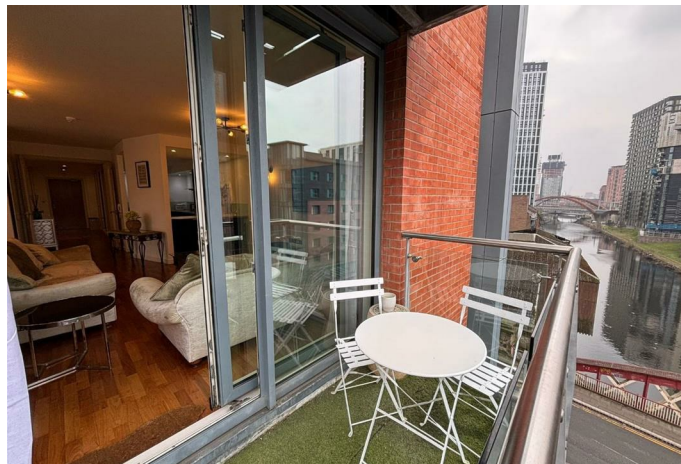
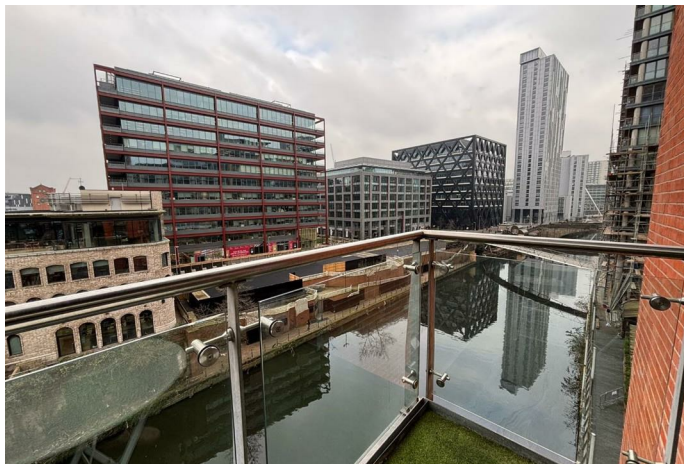
Leasehold expiry date: 03/05/2156

Service charge is: £1543.44 p/a

Council tax: Manchester, Band F







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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

