



## 1 bed apartment to buy in M3

Leftbank, Manchester, Greater Manchester, M3 3AE

**£165,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ CASH BUYERS ONLY
- ✓ SECURE ALLOCATED PARKING
- ✓ NINTH FLOOR POSITION
- ✓ PRIVATE BALCONY OVERLOOKING RIVER IRWELL
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

\*\* BEING SOLD VIA SECURE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £165,000 \*\* A SUBSTANTIAL ONE BEDROOM APARTMENT WITH SECURE ALLOCATED PARKING SPACE \*\*

This spectacular one bedroom apartment offers a wealth of space in a popular landmark development situated along the banks of the River Irwell. This larger than average property is located on the ninth floor and offers impressive views overlooking the river and indeed the city from its private balcony. Leftbank is a well maintained building with a 24 hour concierge service and stands within the city's business district which offers a number of highly acclaimed restaurants and bars. This is a highly sought after location close to Deansgate and a number of transport links including Deansgate-Castlefield metro station and Mancunian Way. The expansive accommodation briefly comprises; entrance hallway with three storage cupboards, large open plan living room with access to the balcony, fitted kitchen diner with integrated appliances, impressive bedroom with fitted wardrobes and a three piece bathroom suite with storage cupboard housing a washing machine. The development offers a 24 hour concierge service and underground car park with bike storage. No onward chain. EPC rating C.

Lease: 150 years from 2006

Annual Ground Rent: £150

Annual Service Charge: (apartment) £4,150.56

Annual Service Charge: (parking) £180.24

Management Company: Zenith

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 130

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £4,331.00

Price: Starting Bid £165,000

Property Type: Apartment

Parking: Allocated

Year built: 2001

Construction materials: Brick and block

Roofing type: Flat

Known property issues: Unsafe cladding

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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