

1503

LEFTBANK

PENTHOUSE



**ABOUT THE PROPERTY**

This high-end property is currently rented on a long-term basis to a high profile athlete that represents one of Manchester's, and the world's, most well-known sports teams

# THE OPPORTUNITY

The best property available in Manchester city centre.

This premium penthouse apartment offers an unrivalled level of luxurious living in the very heart of Manchester's most sought-after area. This dual-aspect penthouse is not to be missed, spanning a staggering 4,000 sq ft (including roof terrace), and sitting atop Manchester's skyline with views stretching as far as the eye can see.

This rare opportunity is only accessible through a secure, coded lift, and encompasses two floors of the highest quality of luxury living with its own private terrace along the length of the apartment. Spectacularly lit with suspended chandeliers, the expansive entrance guides you to the huge living space that provides panoramic views of Manchester and beyond. The floor to ceiling windows light the room with a warm afternoon glow and make you feel as though you are on top of the world.

Further into the apartment you find a bespoke, hand crafted dining area and kitchen with Corian work surfaces and Miele appliances in a large open plan space. Supported by an additional serving kitchen to the rear of the apartment, this penthouse provides the perfect setting for entertaining guests and hosting lavish evenings overlooking Manchester.

Walking through the living and dining area onto the private, landscaped terrace, you will see beautiful views of Manchester Cathedral, Salford Quays and Deansgate, all from the comfort of the highest-quality outdoor furniture.

Further into the apartment, the master bedroom is a staple of the comfort and quality of the apartment. Designed with two dressing rooms, an en-suite bathroom with a double sink vanity, and additional study area, this bedroom features as the pinnacle of luxury within this penthouse with its own entrance to the private terrace.

## 1503 PENTHOUSE LEFTBANK, SPINNINGFIELDS

**Price: £1,800,000**

**Rent: £126,000 per year / £10,500 pcm**

**Yield: 7% assured net return for 2 years**

**4-bedroom Penthouse**

**Secure development with 24hr concierge**

**Free property management for 2 years**

Along the hallway you will find additional storage and WC, and stairs leading to the lower level of the suite with an additional hallway leading to the other rooms. After descending the staircase, you will be met with another two bedrooms, of which both feature stunning river views of Manchester; with the second bedroom benefitting from its own Juliet balcony and high-quality, fitted sliding wardrobes, whilst the third benefits from a custom fitted glass wall.

On this lower floor you will also find the master bathroom finished to an incredibly high standard, as well as a hidden away secret study. This private office space can only be accessed via a secret, keypad coded door hidden in plain sight in the form of a bookcase. Featuring carved mahogany furniture, stunningly luxurious carpets, and carved wood panelling; this hidden secret easily sets this penthouse apart from any other in Manchester.

Easily one of the most luxurious apartments in Manchester, this penthouse has been finished to an incredibly high-standard and is also fitted with a Smart Home system – allowing you to control the lighting, blinds, curtains, and entertainment throughout the apartment from your phone.

As if that was not enough, this penthouse also comes with two, secure and private car parking spaces. Situated under the development, your vehicles will be safe and easily accessible at any time.





Living area



Second bedroom



Master bedroom



Master bedroom



Bathroom



Bathroom





Kitchen



Kitchen / dining area



Roof terrace



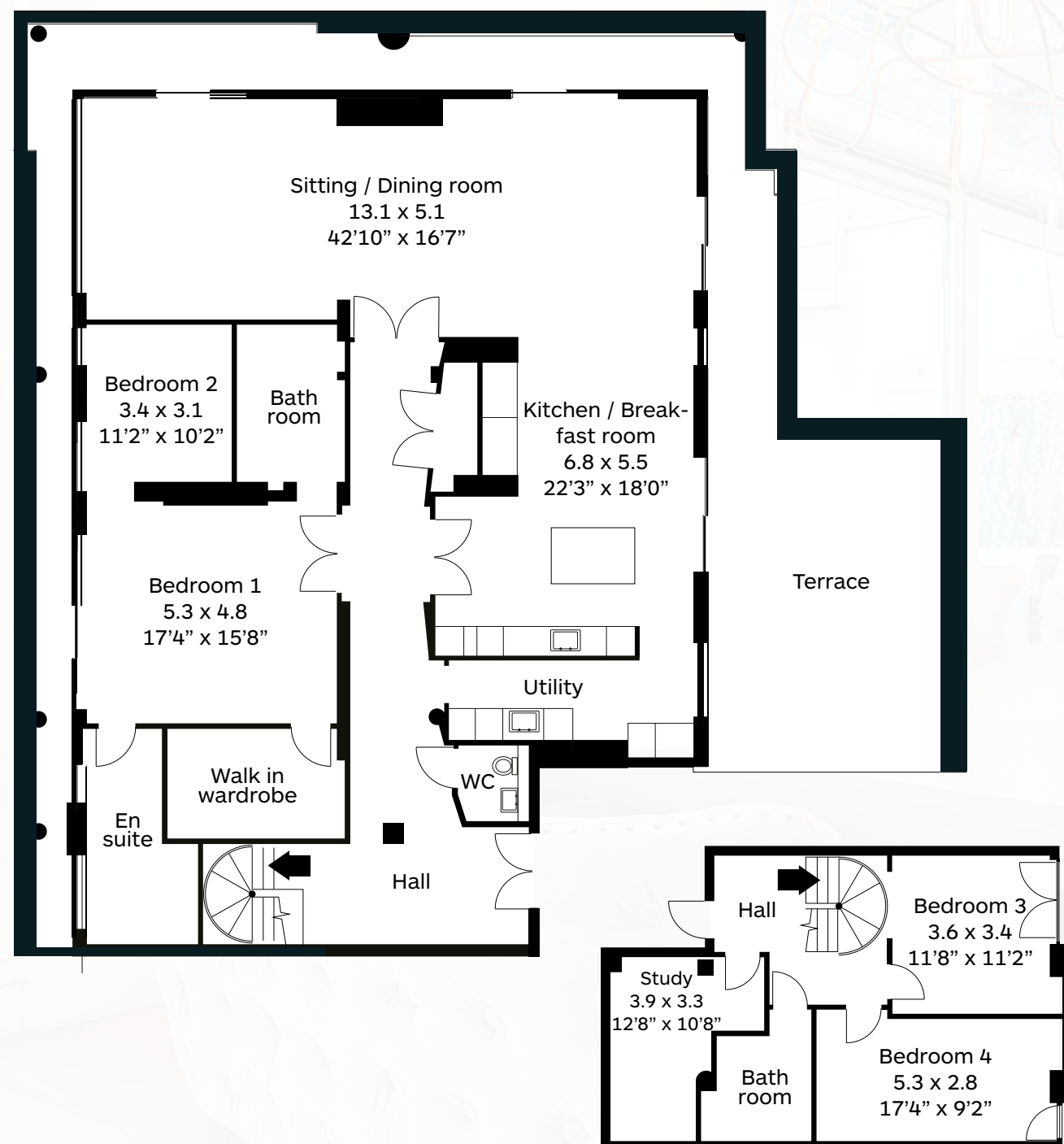
Walk-in wardrobe



Private office



# FLOORPLAN



## 1503 PENTHOUSE LEFTBANK

### Bedrooms:

- Master bedroom: 5.3m x 4.8m
- Bedroom 2: 3.4m x 3.1m
- Bedroom 3: 3.6m x 3.4m

Kitchen / breakfast room: 6.8m x 5.5m

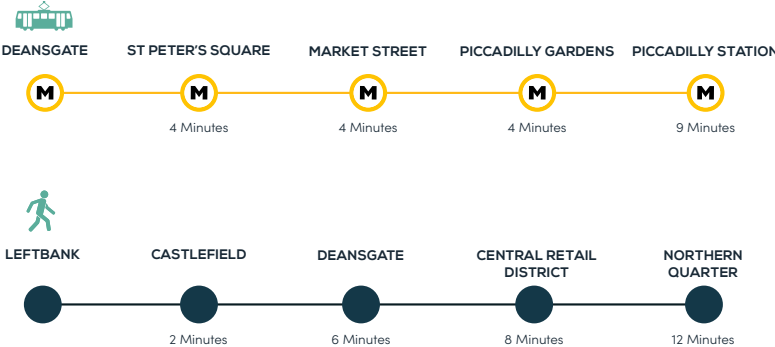
Sitting room: 13.1m x 5.1m

Study: 3.9m x 3.3m

# LOCATION

Situated in Spinningfields, Leftbank is located within easy walking distance of Deansgate, Castlefield and the Central business district. Only minutes walking distance to Manchester's central retail districts, Leftbank offers an unrivalled level of luxury living, in the heart of one of Manchester's most sought after areas.

With major transport hubs such as Salford Central Station situated only minutes away, Leftbank's location makes it highly accessible for travel across Manchester, putting locations such as Deansgate, the Central Business District and even nearby destinations such as the Trafford Centre within easy reach.



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