



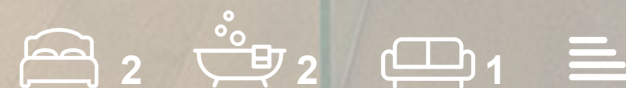
RESIDE

MANCHESTER



3410 Viadux 42 Great Bridgewater Street  
Castlefield, Manchester, M1 5LR

**Asking Price £480,000**



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**3410 Viadux 42 Great  
Bridgewater Street**

Castlefield, Manchester, M1 5LR

Viadux is a brand new development located just off Deansgate. Reside are proud to bring this beautiful apartment to the market.

A brand new 2-bedroom, 2-bathroom apartment offering jaw dropping views. Comprising a spacious open plan living/kitchen space with huge floor to ceiling windows, a beautiful kitchen with breakfast bar, two double bedrooms with fitted wardrobe spaces and floor to ceiling windows allow the sunlight to flood the space with natural light.

A forty-storey tower features luxury residential facilities including residents' swimming pool, workspaces, private cinema room, gym, karaoke room a terrace and 24 hour concierge.

Rising proudly above Castlefield Locks and strategically connected to Manchester Central, the iconic city landmark, Viadux brings an exciting and extraordinary opportunity to those wanting to live in the very heart of this vibrant city. The building itself will also be home to a carefully curated selection of coffee shops, bars and restaurants, each offering something unique to Viadux residents.

**Viadux**  
The Viadux vision promises to transform the area with public spaces, seamlessly creating smooth access for passengers coming into Deansgate-Castlefield, and introducing landscaping, stairs and a bold spacious new frontage to welcome residents and visitors.

With an irresistible selection of food markets and eateries, as well as bars, leisure and high-end retailers reserved for this inviting space, it will become a magnet for city-dwellers, shoppers and food-lovers, as well as tourists and business travellers.

The amenity spaces include: Fully equipped modern gymnasium, yoga studio and fitness rooms, swimming pool & spa, state-of-the-art movie theatre with Dolby surround sound and tiered cinema seating, exclusive and dedicated private karaoke lounge, co working space, terrace area and 24 hour concierge.





### The Tour

Apartment 3410 is located on the 34th floor of Vixdus, a brand new development.

You enter the property to a hallway, housing two storage cupboards, which leads onto the rest of the accommodation.

**Lounge/Kitchen:** The living area features wooden flooring, full height windows with city centre views. The kitchen is finished to the highest standard with contemporary high gloss kitchen units feature lighting, integrated appliances, designer finishes and splashbacks.

**Bedrooms:** Spacious carpeted bedrooms with fitted wardrobes included in both bedrooms. Floor to ceiling window, electric wall heaters, TV points.

**Bathrooms:** The bathrooms have been designed to reflect the clean and carefully considered aesthetic of the apartment. With contemporary sanitary ware, complemented by chrome taps and fittings. Porcelain tiling and mirrored walls, tiled flooring and heated towel rail.

### The Area

Viadux sits in the heart of Manchester at the junction of Deansgate & Great Bridgewater Street. Many of Manchester's most popular spots are literally on your doorstep including Alberts Schloss, Peter Street Kitchen, and The Great Northern Warehouse. The building is in the perfect position for easy access to both Deansgate and Victoria stations as well as having St Peter's Square MetroLink in close proximity. The property itself is located on the doorstep of Manchester's principal financial and professional services destination Spinningfields which offers a unique blend of civic, residential, hotel, leisure and retail space as well as housing the likes of Ivy Asia and 20 Stories.

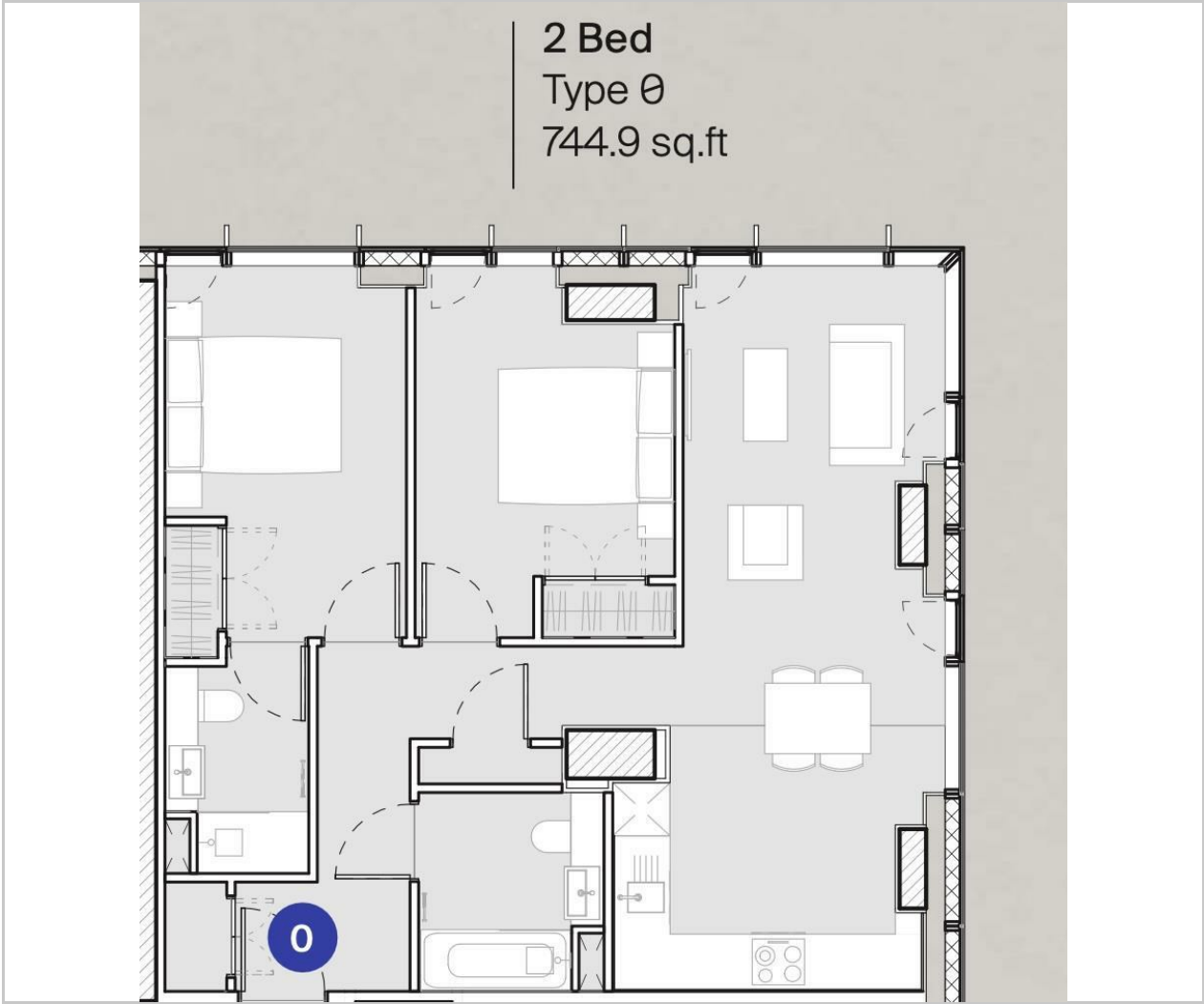
### Lease Information

Lease Length: 250 years from 2024  
Service Charge: £4223.14 per annum  
Ground Rent: Peppercorn

- Two Double Bedrooms
- Two Bathrooms
- City Centre Views
- 24 Hour Concierge
- Residents Swimming Pool, Gym, Co-Working Spaces & Residents Terrace
- EPC Rating TBC
- Impressive City Centre Views
- High Specification Throughout
- Located Heart of Deansgate
- 40 Storey Luxury Development



Floor Plan

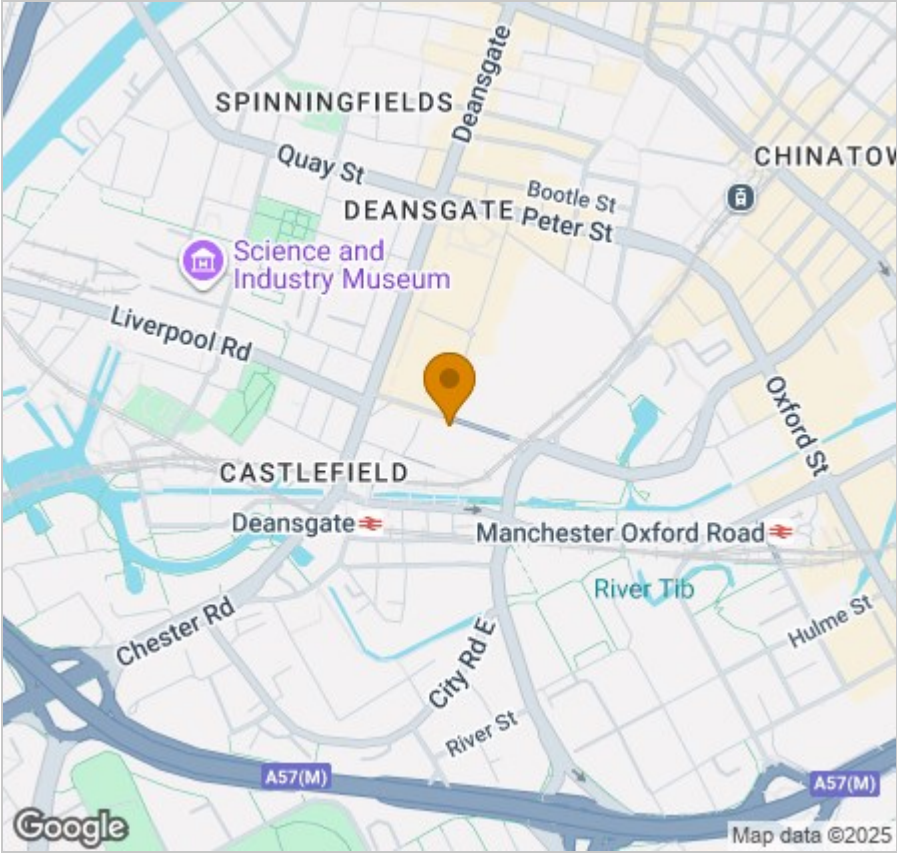


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

