



Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG

£530 Per Week

MANCHESTER'S NEWEST AND MOST LUXURIOUS DEVELOPMENT
THE VIADUX ON GREAT BRIDGEWATER STREET M1

BRAND NEW TWO BEDROOM TWO BATHROOM CORNER APARTMENT ON THE 9TH FLOOR

HOTEL STYLE AMENITIES INC: RESIDENTS POOL, GYM, SPA, LOUNGE, BAR, WORKSPACES, CINEMA & EVEN A KARAOKE ROOM!

GREAT VIEWS OF THE CITY CENTRE

- THE VIADUX
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- 9TH FLOOR
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- BRAND NEW 2 BED 2 BATH APARTMENT TO RENT NOW
- DIRECT ACCESS TO METROLINK
- FURNISHED
- LATEST "SALBOY" LUXURY DEVELOPMENT
- VIEWS ACROSS CITY CENTRE SKYLINE
- STUDENTS OR PROFESSIONALS WELCOME

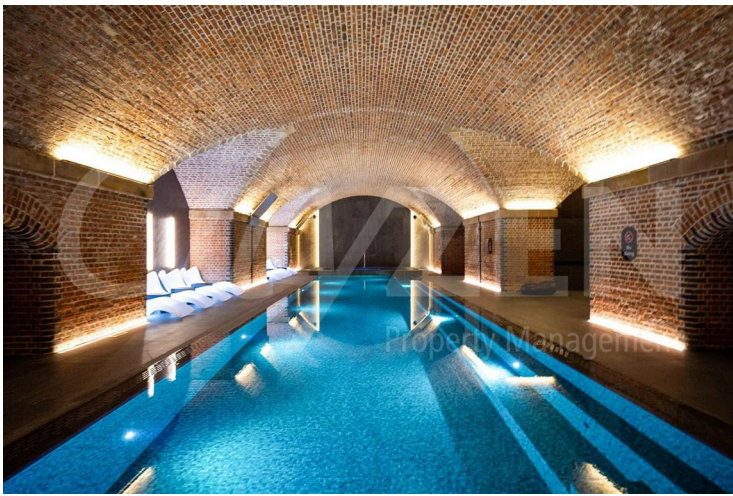
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THE VIADUX



RESIDENTS POOL



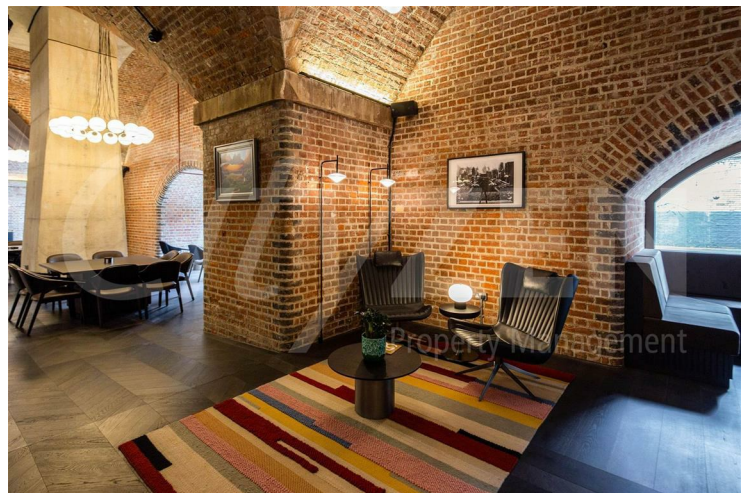
RESIDENTS POOL



RESIDENTS SPA



RESIDENTS POOL

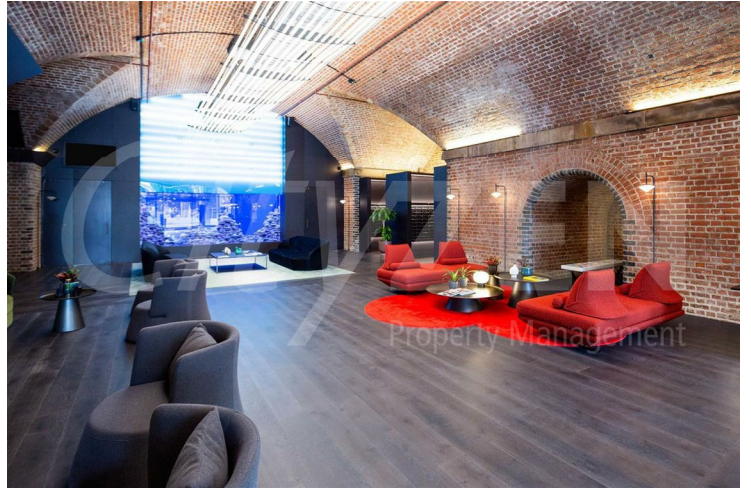


RESIDENTS LOUNGE

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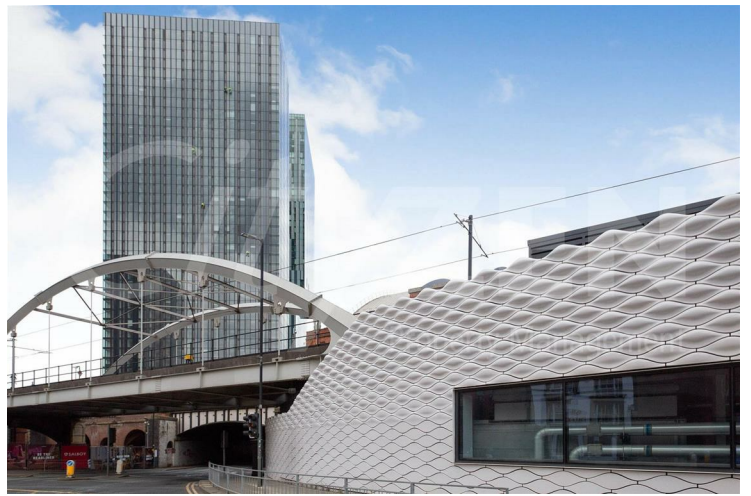
RESIDENTS GAMES ROOM



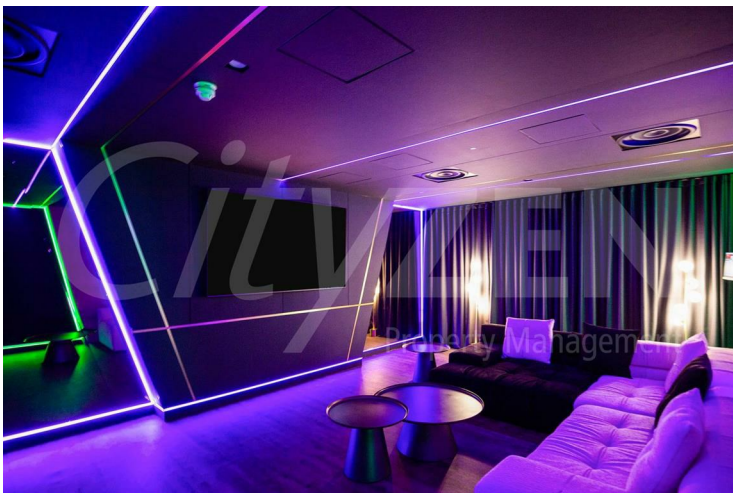
RESIDENTS LOUNGE



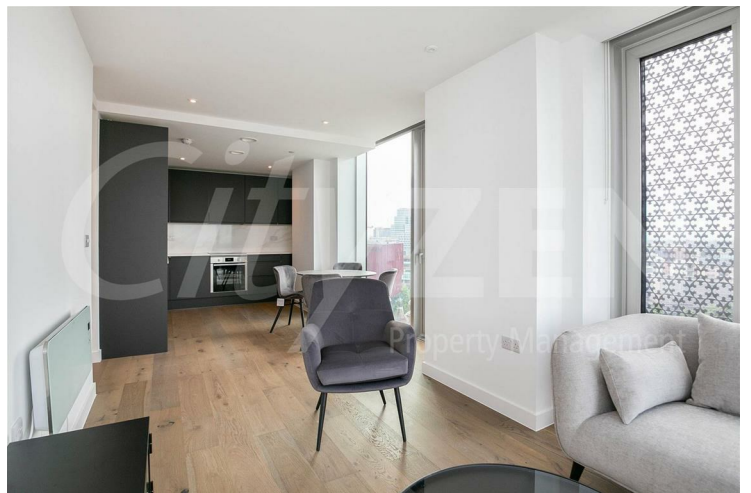
RESIDENTS SCREENING ROOM



THE VIADUX



RESIDENTS BAR/KARAOKE ROOM



RECEPTION

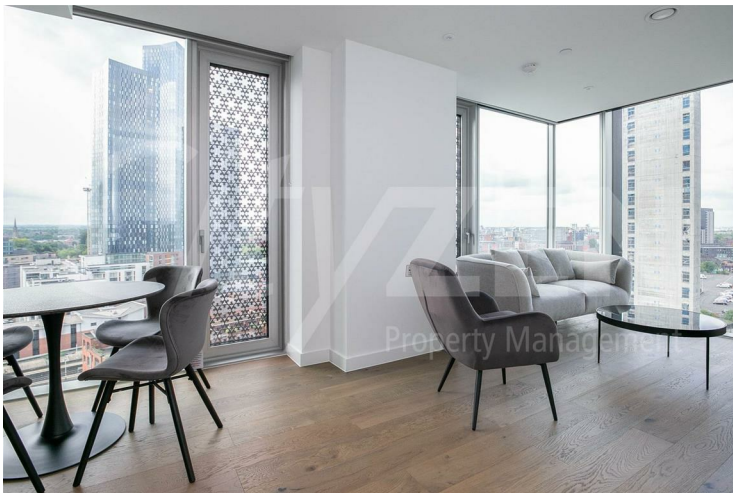
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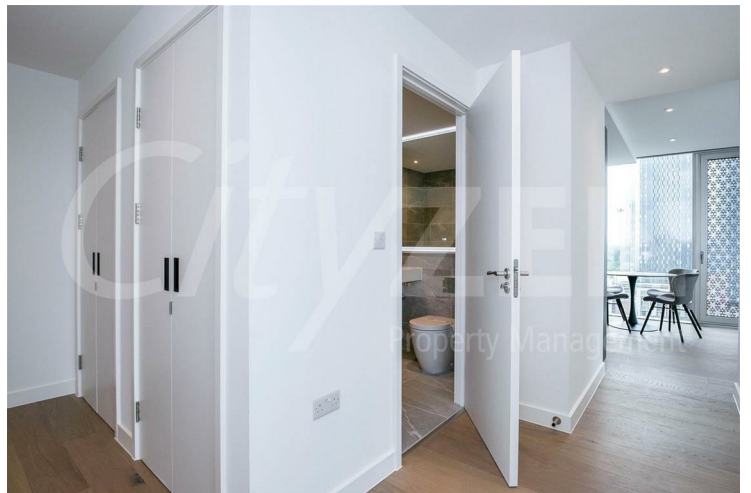
KITCHEN



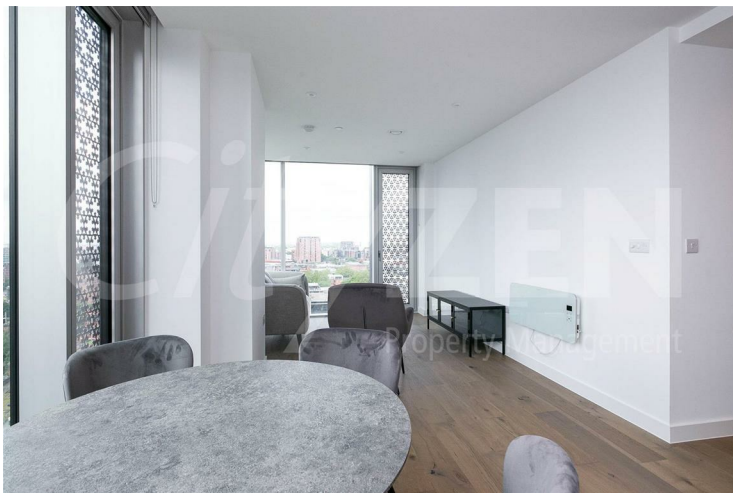
RECEPTION



RECEPTION



HALLWAY



RECEPTION



BEDROOM

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BEDROOM



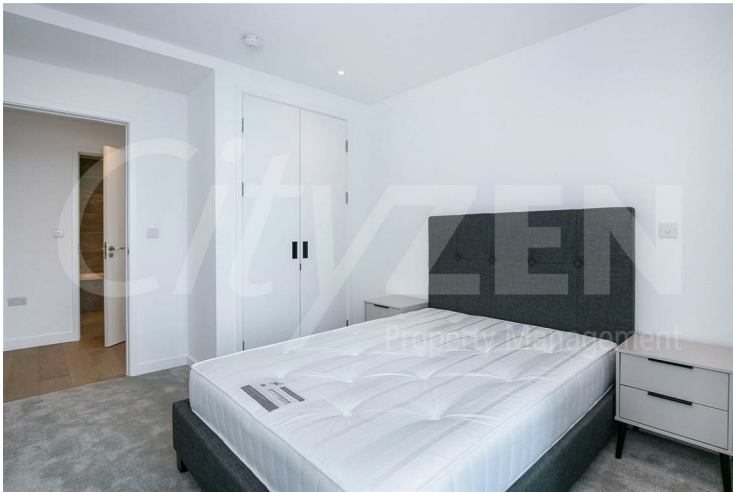
EN-SUITE



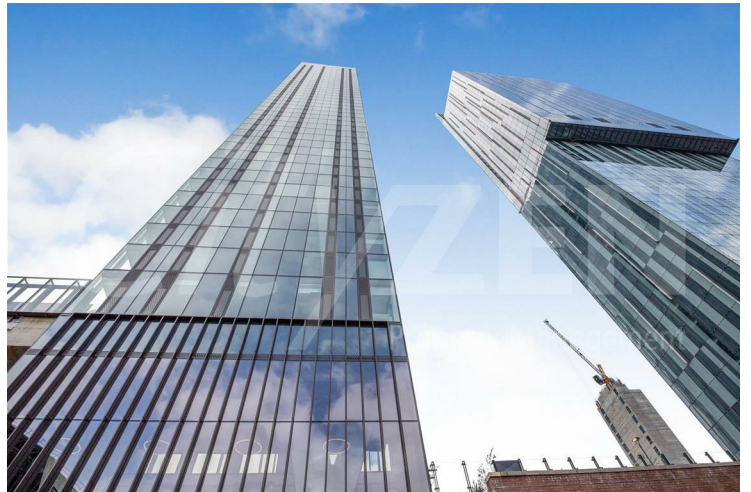
BEDROOM



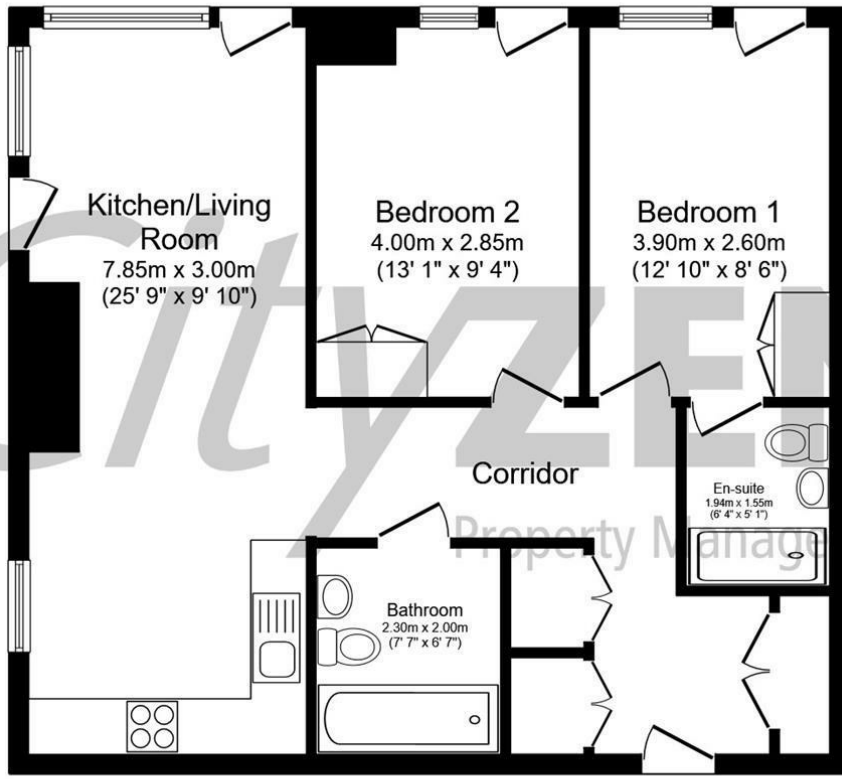
BATHROOM



BEDROOM

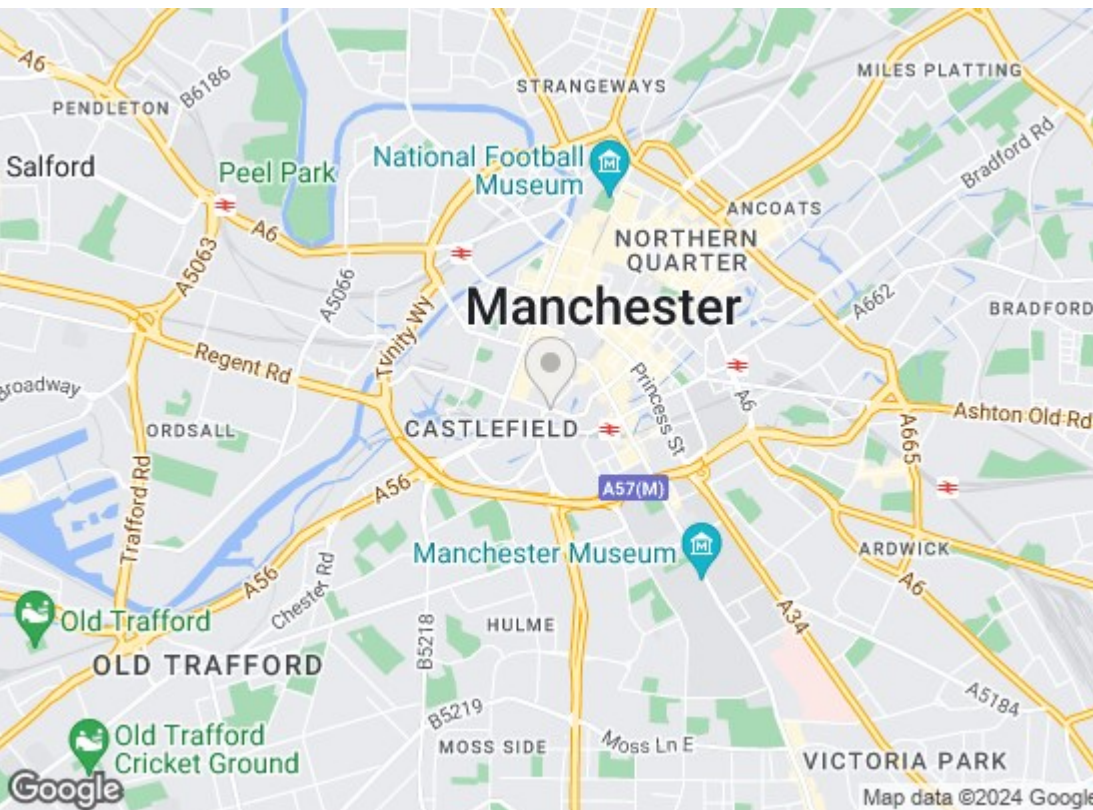


THE VIADUX



Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.