



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

**£500 Per Week**

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

BRAND NEW TWO BEDROOM TWO BATHROOM APARTMENT ON THE 5TH FLOOR SET OVER 852 SQUARE FEET

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

FURNISHED

AVAILABLE NOW

- THE VIADUX
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- 5TH FLOOR & FURNISHED
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- BRAND NEW 2 BED 2 BATH APARTMENT
- DIRECT ACCESS TO METROLINK
- OVER 850 SQUARE FEET
- LATEST "SALBOY" LUXURY DEVELOPMENT
- AVAILABLE NOW
- STUDENTS OR PROFESSIONALS WELCOME

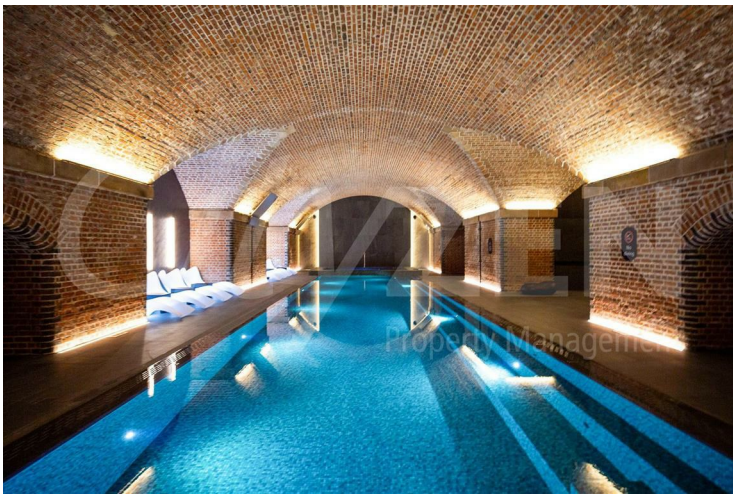
**Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG**



**THE VIADUX**



**RESIDENTS POOL**



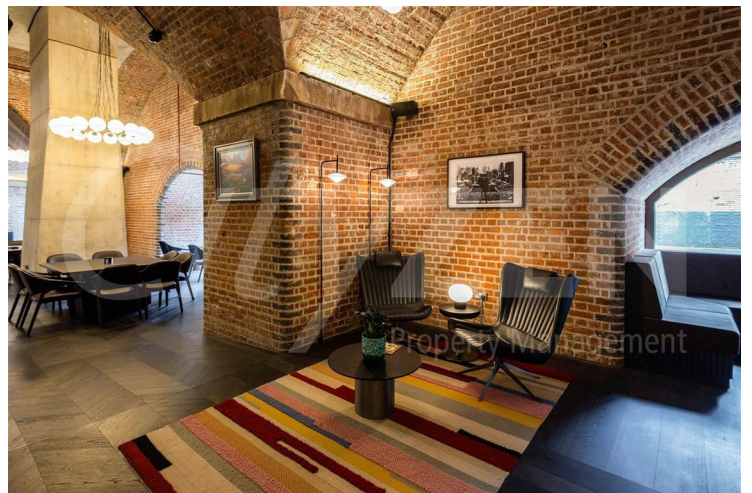
**RESIDENTS POOL**



**RESIDENTS SPA**



**RESIDENTS POOL**

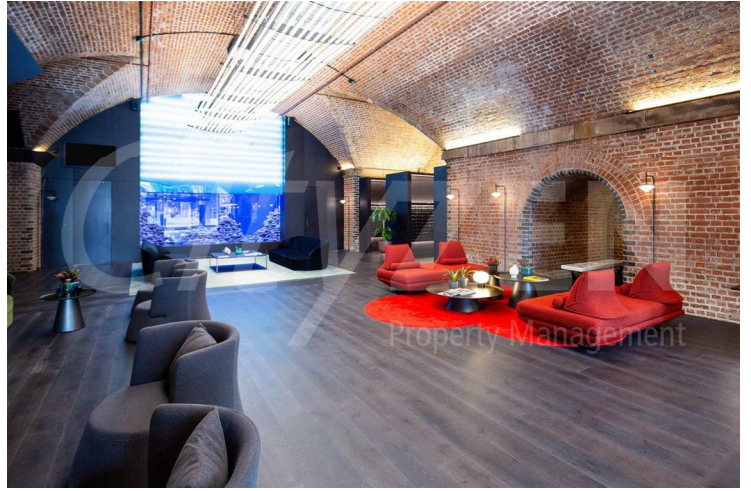


**RESIDENTS LOUNGE**

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



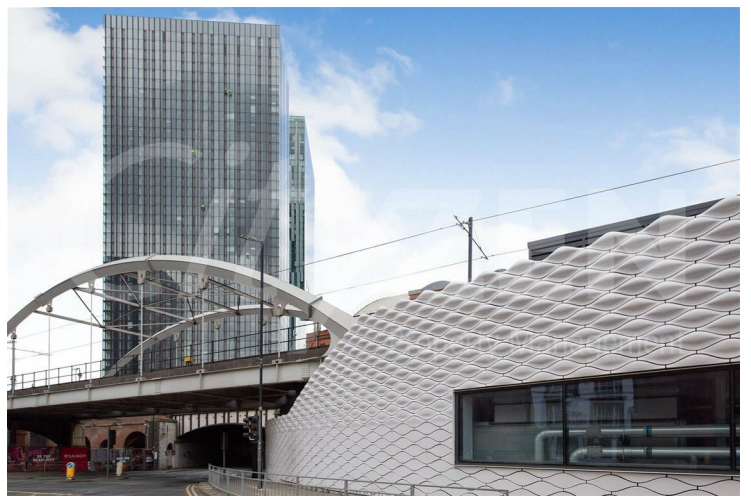
**RESIDENTS GAMES ROOM**



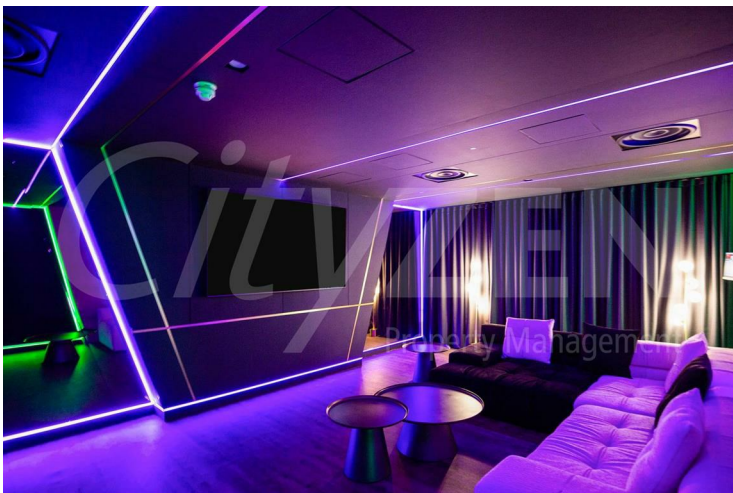
**RESIDENTS LOUNGE**



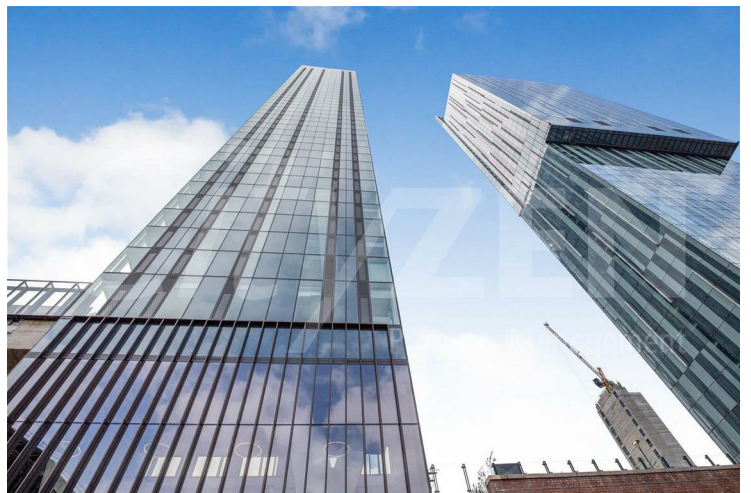
**RESIDENTS SCREENING ROOM**



**THE VIADUX**



**RESIDENTS BAR/KARAOKE ROOM**



**THE VIADUX**

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



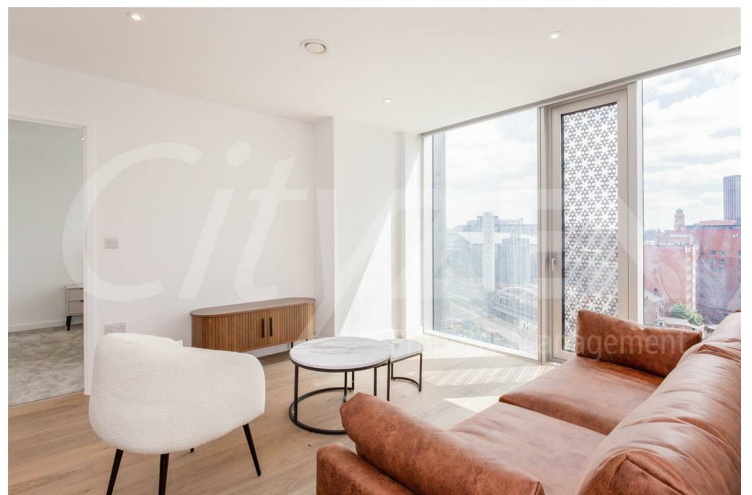
**RECEPTION**



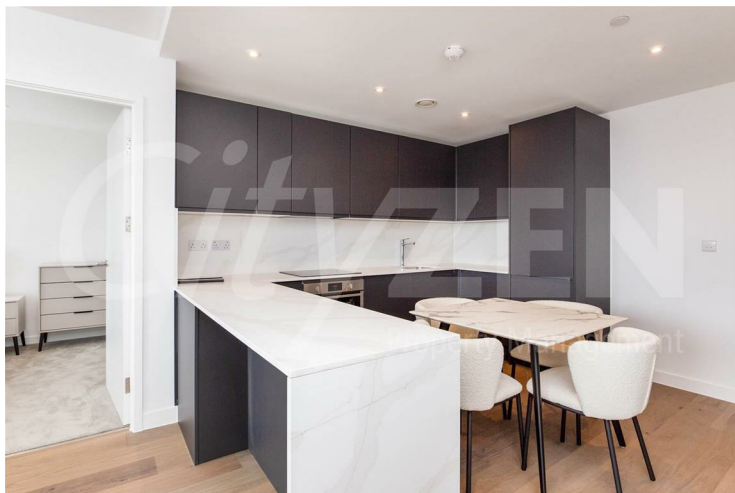
**RECEPTION**



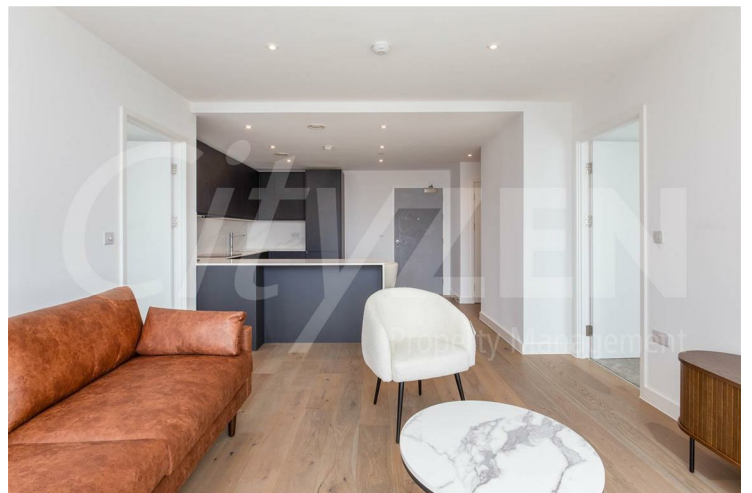
**RECEPTION**



**RECEPTION**



**KITCHEN**

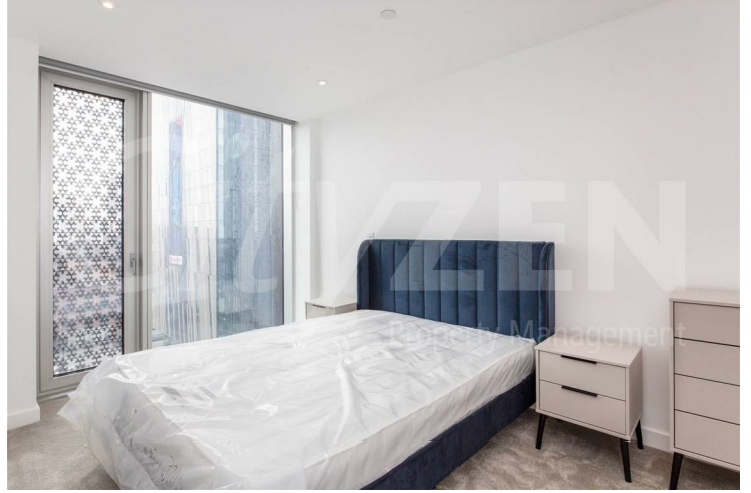


**RECEPTION**

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



**RECEPTION**



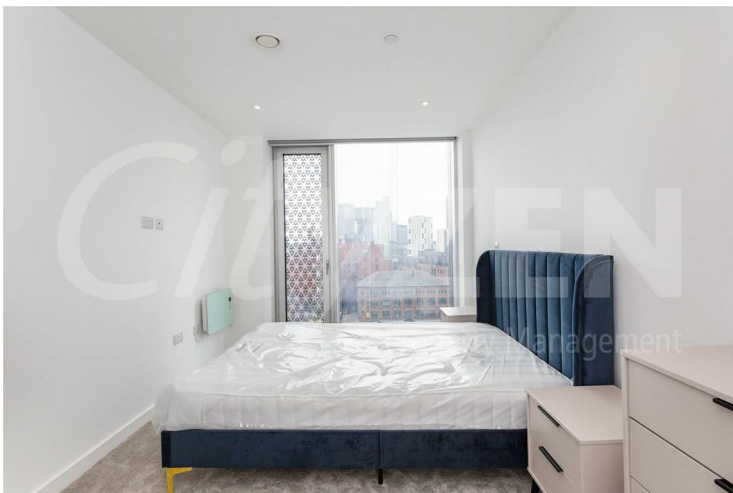
**BEDROOM**



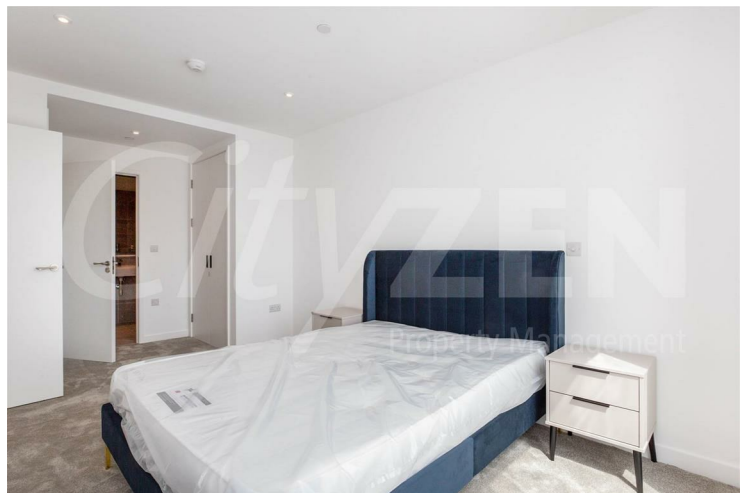
**RECEPTION**



**BEDROOM**



**BEDROOM**



**BEDROOM**

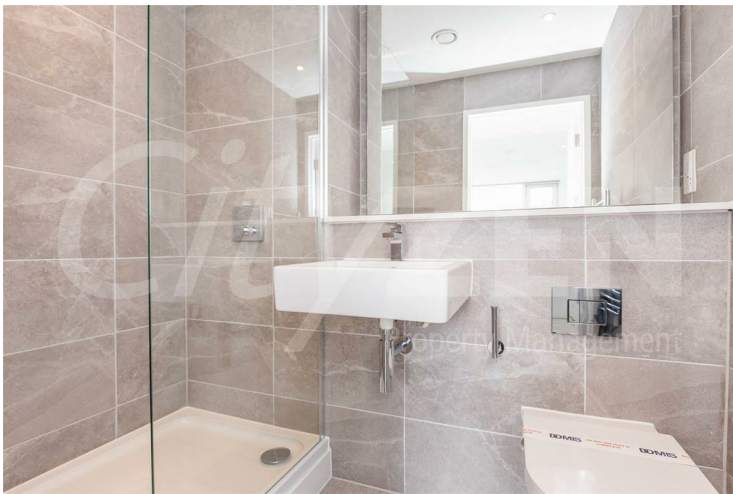
**Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG**



**BEDROOM**



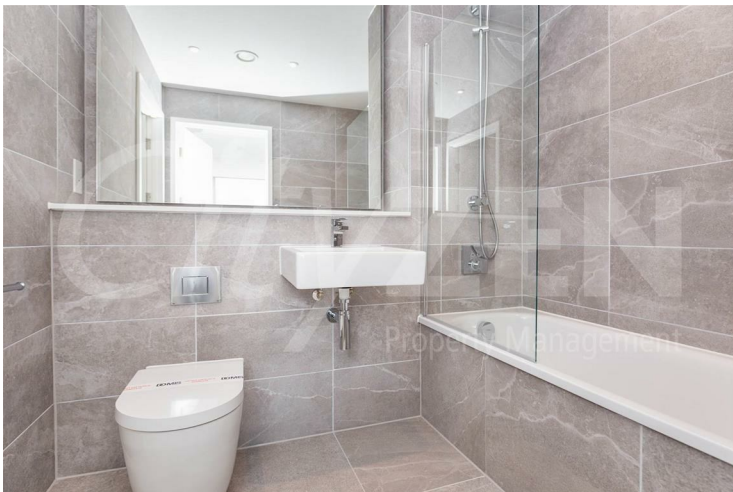
**RESIDENTS POOL**



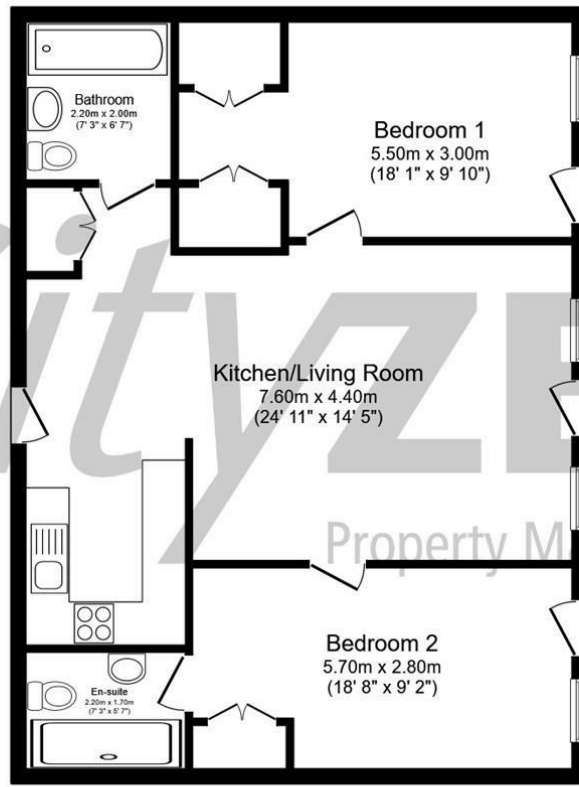
**EN-SUITE**



**RESIDENTS SCREENING ROOM**



**BATHROOM**



Total floor area 79.1 sq.m. (852 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.