



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

**£392 Per Week**

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

BRAND NEW ONE BEDROOM APARTMENT ON THE 24TH FLOOR

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

GREAT VIEWS

FURNISHED  
AVAILABLE NOW

- THE VIADUX
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- 24TH FLOOR
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- BRAND NEW ONE BEDROOM APARTMENT TO RENT NOW
- DIRECT ACCESS TO METROLINK
- FURNISHED
- LATEST "SALBOY" LUXURY DEVELOPMENT
- VIEWS ACROSS CITY CENTRE SKYLINE
- STUDENTS OR PROFESSIONALS WELCOME

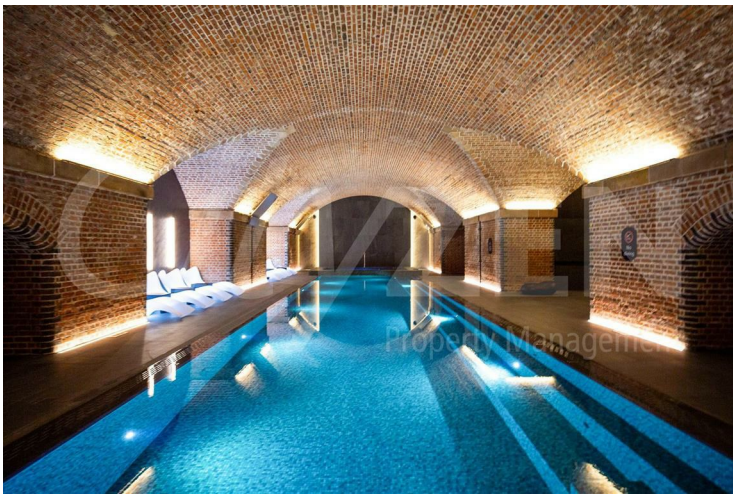
**Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG**



**THE VIADUX**



**RESIDENTS POOL**



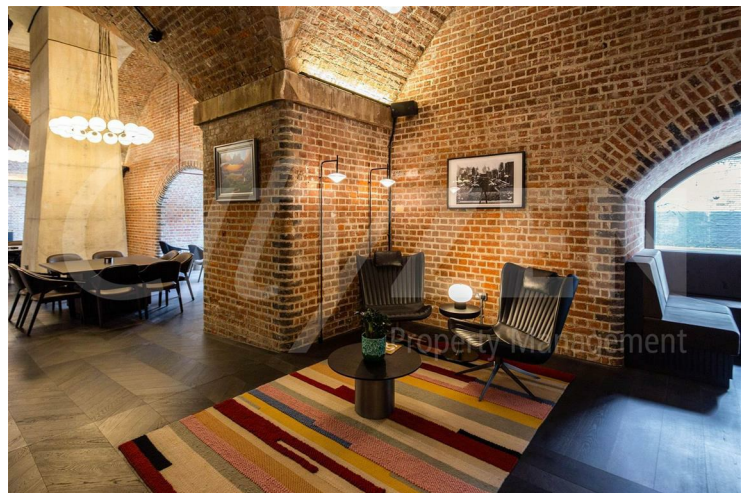
**RESIDENTS POOL**



**RESIDENTS SPA**



**RESIDENTS POOL**



**RESIDENTS LOUNGE**

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



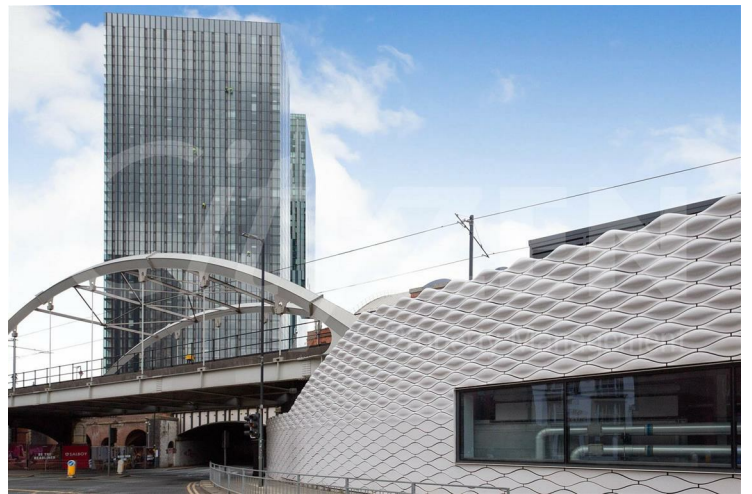
**RESIDENTS GAMES ROOM**



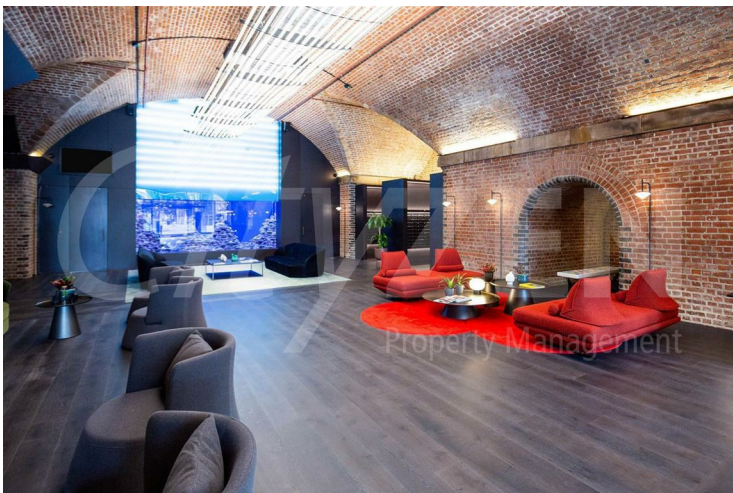
**RESIDENTS BAR/KARAOKE ROOM**



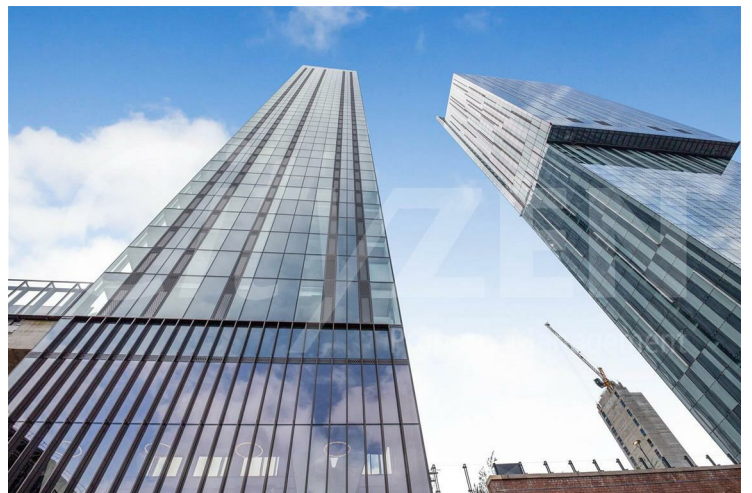
**RESIDENTS SCREENING ROOM**



**THE VIADUX**



**RESIDENTS LOUNGE**



**THE VIADUX**

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



**RECEPTION**



**RECEPTION**



**KITCHEN**



**RECEPTION**



**RECEPTION**



**KITCHEN**

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



**BEDROOM**



**KITCHEN**



**BEDROOM**



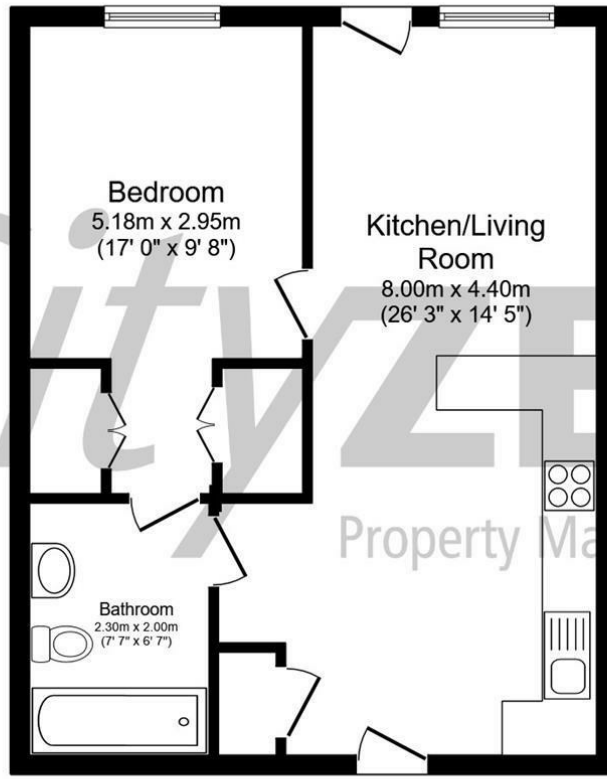
**KITCHEN**



**RESIDENTS POOL**



**BATHROOM**



Total floor area 50.7 m<sup>2</sup> (545 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		
England & Wales		
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		
England & Wales		

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.