



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

**£529 Per Week**

MANCHESTER'S NEWEST AND MOST LUXURIOUS DEVELOPMENT.

THE VIADUX ON GREAT BRIDGEWATER STREET M1.

A FURNISHED 2 BEDROOM 2 BATHROOM APARTMENT ON THE 36TH FLOOR.

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

COMES FURNISHED

AVAILABLE FROM 06.06.2025

- THE VIADUX
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- 36TH FLOOR WITH AMAZING VIEWS
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- 2 BEDROOM 2 BATHROOM APARTMENT
- DIRECT ACCESS TO METROLINK
- COMES FURNISHED
- LATEST "SALBOY" LUXURY DEVELOPMENT
- AVAILABLE FROM 06.06.2025
- STUDENTS OR PROFESSIONALS WELCOME



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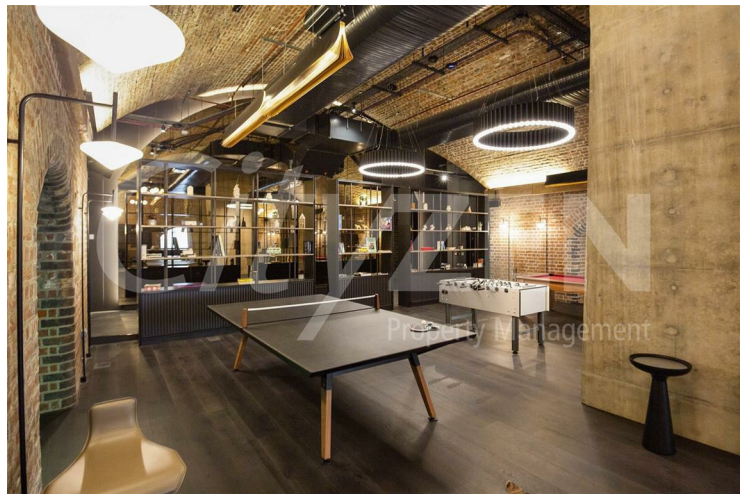
VIADUX



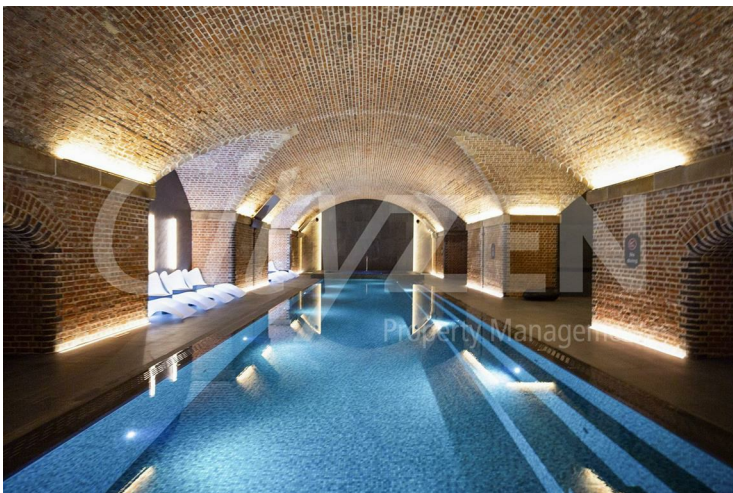
POOL



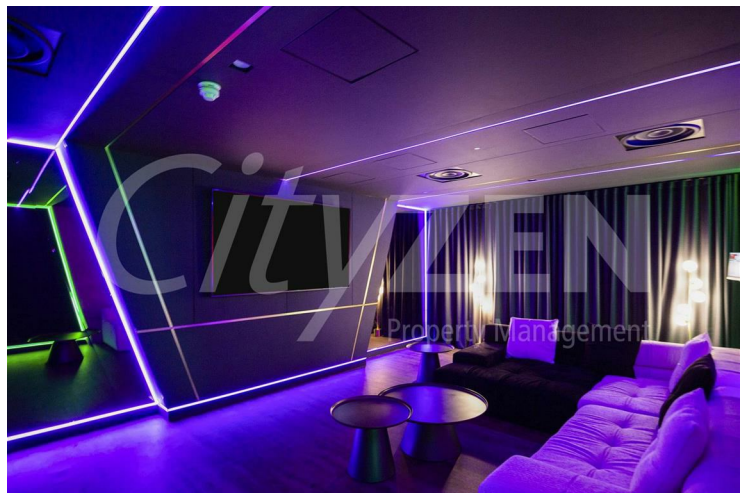
VIADUX



RESIDENTS LOUNGE AREA



POOL



CINEMA



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



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**RECEPTION ROOM**



**KITCHEN**

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**BEDROOM**



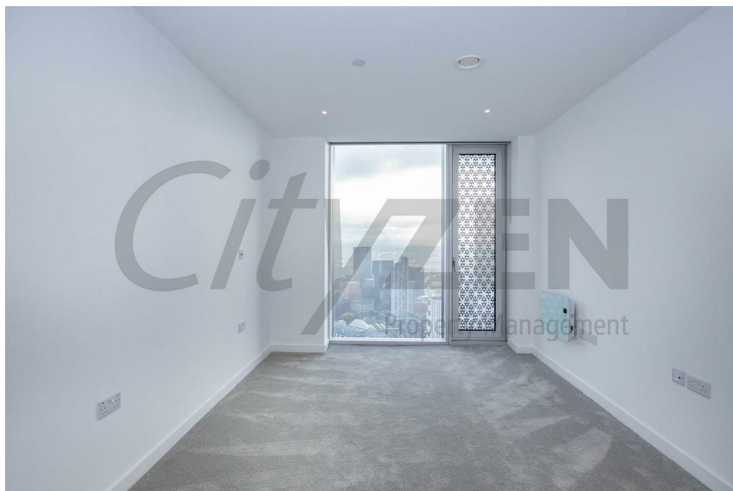
**BEDROOM**



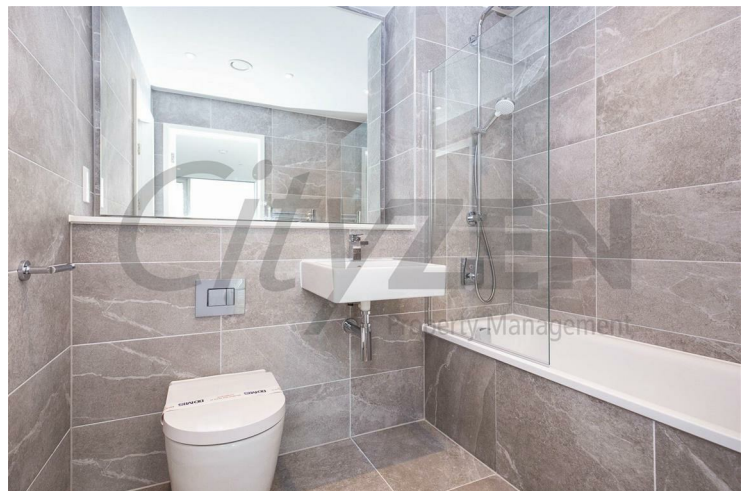
**BEDROOM**



**EN SUITE SHOWER ROOM**



**BEDROOM**



**BATHROOM**



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**BEDROOM**



**BEDROOM**



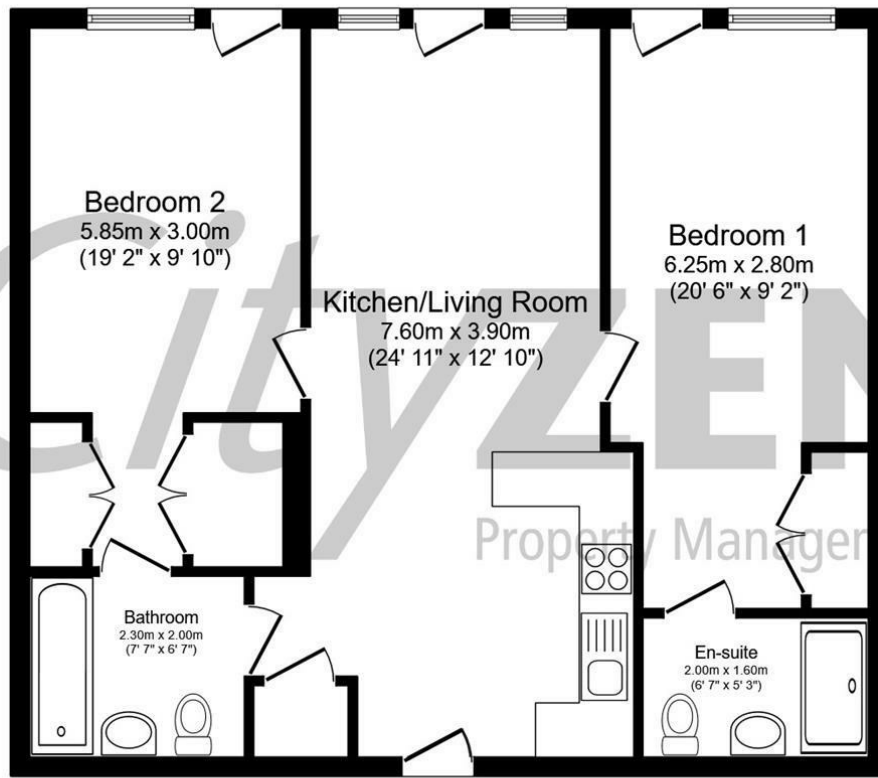
**BEDROOM**



**BEDROOM**

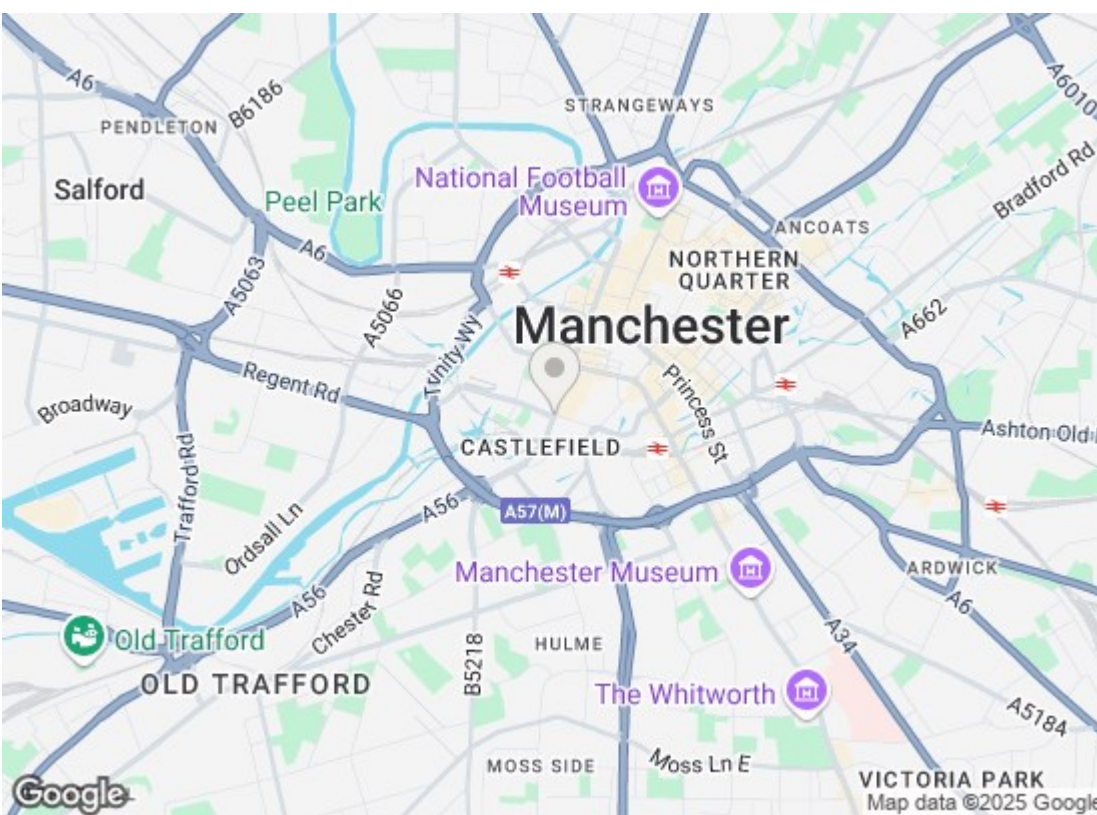


**BEDROOM**



Total floor area 74.5 m<sup>2</sup> (802 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](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> 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.