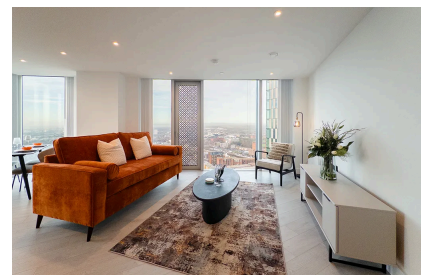
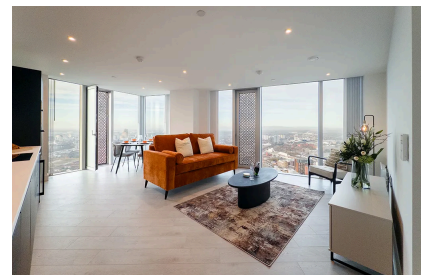




Vista River Gardens, Manchester City Centre. M3

£2,500 pcm



Features

- BRAND NEW
- Corner Dual Aspect Luxury Apartment
- 47th Floor with Spectacular Views
- Secure Gated PARKING
- Four Levels of Amazing Resident Services!
- Numerous Communal Lounges & Private Dining Suites
- Business Workspaces & Private Meeting Rooms
- External Wellness Deck with Seating, BBQ & Games Areas
- Gymnasium & Fitness Studios
- 24 Hour Building Concierge
- Close to St. John's & Spinningfields'
- Furnished Accommodation

Full Description

BRAND NEW: A truly stunning 47th floor premium corner apartment with two double bedrooms, two bathrooms, secure parking and 5-star amenities, positioned on the north-west corner with breathtaking, dual aspect views within the highly sought Trinity Island neighbourhood.

Choice of similar upper floor 2-bedroom apartments available.

THE VIEWS ACROSS THE CITY SKYLINE FROM THE LIVING ROOM AND

ALL BEDROOMS ARE JUST ABSOLUTELY FABULOUS, MAKING THIS APARTMENT HIGHLY DESIRABLE!!!

ACCOMMODATION:

You access Vista River Tower via glazed and very impressive 5-star lobby with a 24-hour concierge reception greeting you, your family and your guests. Secure controlled doors provide access to the lift and staircase allowing access to the apartment on the 47th floor and the amazing 5-star residents services provided on the first four level.

On entering the apartment there is a wide hallway with grey herringbone designed laminate flooring, A large utility cupboard contains the washing machine, water boiler and useful storage space. The hallway provides access to all rooms,

The open plan living room is adorned with two large dual aspect, floor to ceiling windowed walls providing sensational views and letting in an abundance of natural light, with fresh air ventilation provided by opening mesh doors. Grey herringbone designed laminate flooring continues throughout the room. Thoughtfully selected furnishings enhance this living space with a sofa, accent chair, coffee table and media units to the lounge area and a circular dining table and four chairs to the dining space.

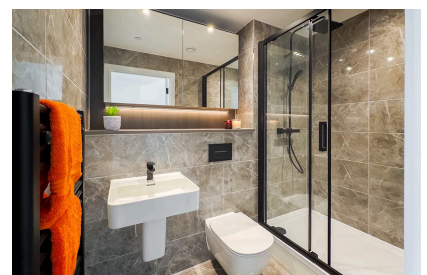
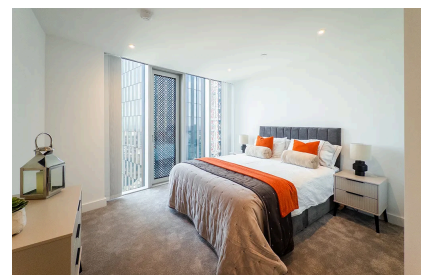
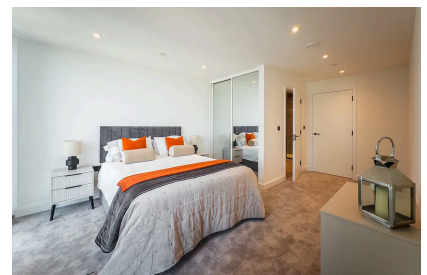
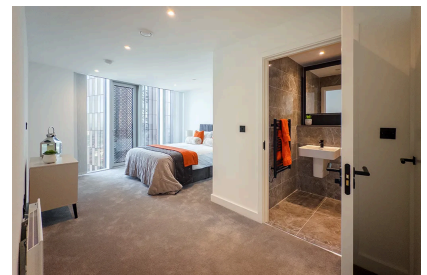
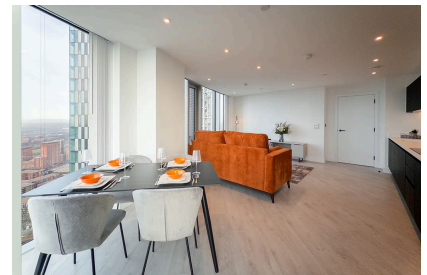
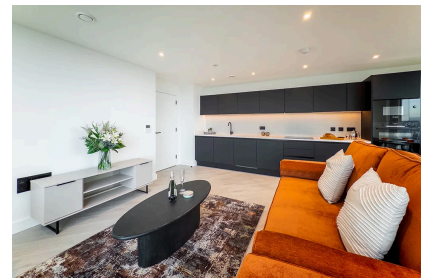
The kitchen is fitted along one wall to maximise floor space within the room. There is a comprehensive range of cupboards and units finished with striking matt black units, matt white splashback tiling and a long solid ice white worktop with moulded ice white sink with black taps and accessories. To complete the kitchen, integrated appliances include induction hob, oven, microwave and extractor fan. Integrated fridge freezer, dishwasher and glass door wine cooler.

There are two double bedrooms, both with fabulous views through floor to ceiling, wall to wall windows and with mesh opening doors for ventilation. The windows are adorned with sliding blinds and carpet flooring is fitted for comfort. Built-in wardrobes with mirrored sliding doors provide hanging and storage space. The rooms are furnished with double beds, bedside units and storage drawers.

Bedrooms one has a fully tiled ensuite shower room with a wall mounted basin, WC and shower with glazed enclosure, rainhead and handheld shower attachments. An illuminated mirrored bathroom storage cabinet is inbuilt and black Hansgrohe ironmongery fittings are provided throughout.

The main bathroom is located across the hallway from bedroom two and as with the ensuite shower room, benefits from fully tiled walls and floors. The bathroom includes a wall mounted basin, WC and a steel bath with a rainhead shower attachment and glazed shower screen. An illuminated mirrored bathroom storage cabinet is inbuilt and black Hansgrohe ironmongery fittings are provided throughout.

The property provides a neutral contemporary decorative backdrop with white satin finishes complemented by black ironmongery, sockets and switches. Grey Herringbone laminate flooring is installed to the hallway and living areas, carpet to the bedrooms and bathrooms have tiled flooring. Vertical window blinds are installed on all windows. Fresh air ventilation is provided via mesh doors to each room, and a mechanical ventilation system is built into each room. Electric heating is provided by electric panel heaters and on trend black ladder towel rails in the bathrooms.



PARKING:

This apartment is provided with parking via vehicle registration security access to the underground resident's car park; whereby direct pedestrian access is provided by a lift to and from the entrance lobby.

RESIDENTS' COMMUNAL SERVICES:

Just look at the residents services and amenities provided at Vista River Tower. Described by the developer as being 5-star suite of superior resident services arranged over the first four levels of the building, there is little doubt you would disagree! With an abundance of sensational facilities and amenities, Vista River tower leaves most other residential developments so far behind. Here are some of the services:

Entrance Lobby 24 Hour Concierge Desk – Full time resident concierge service, resident app., post room and parcel store.

The Hortus Lounge is a luxury ground floor lounge ideally positioned to read, grab a coffee, relax by the fire, welcome friends or meet with your neighbours.

The Speakeasy Lounge is just something else! A bar lounge designed on the theme of an American Prohibition-era establishment, with luxury furnishings, mood lighting and deep velvet curtains, with facilities for residents to pour drinks and entertain friends. There is even a card room!

The Fiume Lounge & Kitchen is a large outside riverside seating and entertaining area.

The Urbs & Trinity Suites are private meeting or entertaining rooms with kitchen, dining and lounge facilities.

The Works is a collection of work pods, co-working spaces and meeting rooms. The Studio contains a Podcast studio, content creation and Instagram studios.

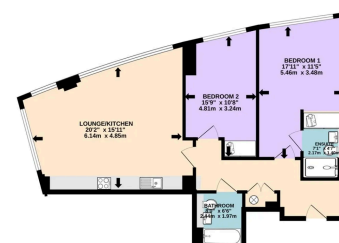
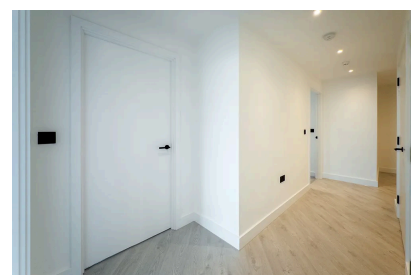
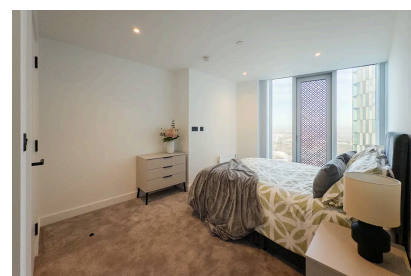
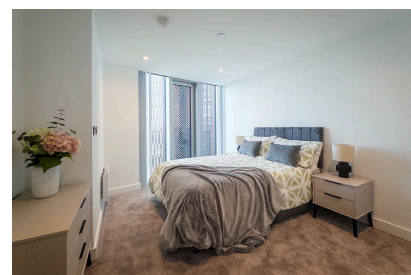
The Picture House is a bookable home cinema space to watch a movie or your favourite sport and the Playroom is a games room, to play pool to table tennis!

The external Wellness Deck is on level 2 and provides an outside fitness area, climbing wall, shuffleboard, putting green, outdoor cinema screen and a bookable seating and BBQ area. The Gymnasium & Wellness Club is a large well-equipped gym with fitness and spin studios and even a cutting-edge Tank training sled.

LOCATION:

Vista River Tower is situated within Trinity Gardens, 1.6 acres of calming green urban space offering residents the chance to exercise within the gardens or along the riverbank pathway. The development is within Castlefield and walking distance of St. John's, Spinningfields' business district and Deansgate with its numerous restaurants, bars and shops.

Positioned to the side of the inner ring road, making for easy access out of the south and west side of city centre and onto the motorway network. Deansgate train and tram station is approximately ten-minute walk.

REFERENCING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £75,000

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £90,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B

COUNCIL TAX BAND:

Band: Estimated E

PROPERTY CONSTRUCTION:

Steel and concrete constructed 50 story tower building.

ROOM SCHEDULE & MEASUREMENTS:

The Gross Internal Area is approximately 82.40m² / 886.95sf.

Please refer to the Floor Plan for details for room dimensions.

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Download MBPS: Std: 13/ SF: 79 / UFF: 1000

Broadband Upload MBPS: Std: 1/ SF: 20 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes

EE – 87% / Three – 75% / O2 – 75% / Vodafone – 85%

Reference Checker: www.checker.ofcom.org.uk

RESTRICTIONS:

Maximum number of residents/occupants: Family of up to four or two sharing tenants only.

ACCESSIBILITY:

Accessibility benefits include: Lift / Lateral Living / Ramp Access / Suitable for Wheelchair

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

TENANCY OFFER:

Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one

weeks rent: £ POA.

- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

CLIENT MONEY PROTECTION:

Client Money Protection membership with Client Money Protect.
Membership Number CMP0111300

PROPERTY REDRESS SCHEME:

Property Redress Scheme membership with PRS.
Membership Number PRS015375

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

20307

Contact Us

O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT
T: 0161 808 0010
E: info@oconnorbowden.uk

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation

from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded