



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

£438 Per Week

THE VIADUX ON GREAT BRIDGEWATER STREET M1

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 FROM NOW.

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

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

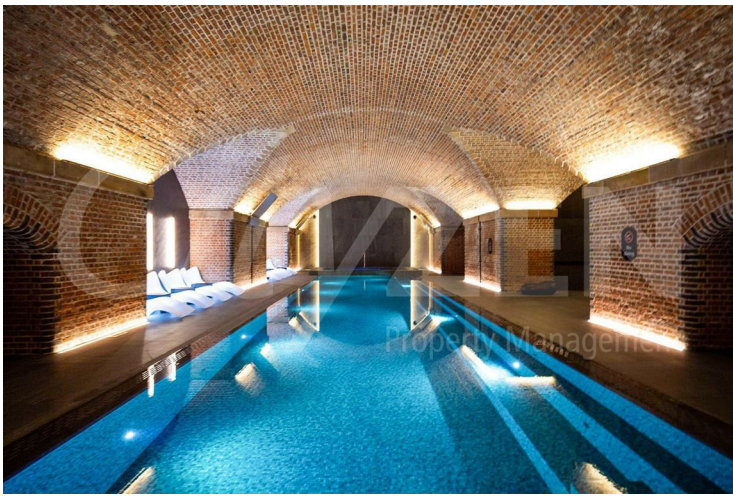
Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG



THE VIADUX



RESIDENTS POOL



RESIDENTS POOL



RESIDENTS SPA



RESIDENTS POOL

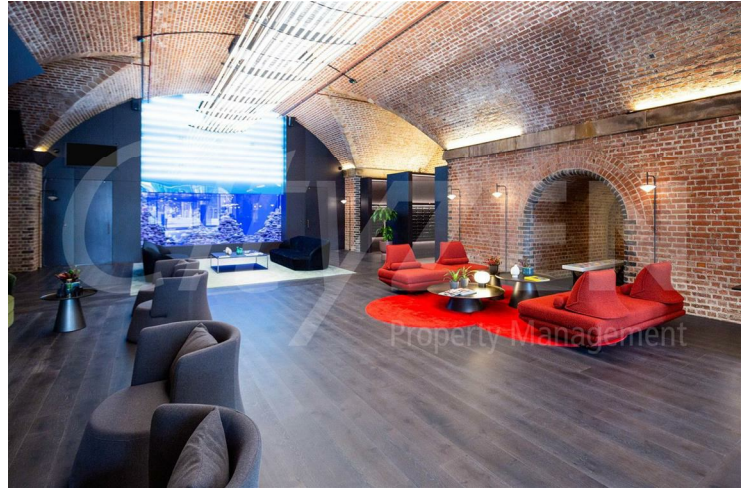


RESIDENTS LOUNGE

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



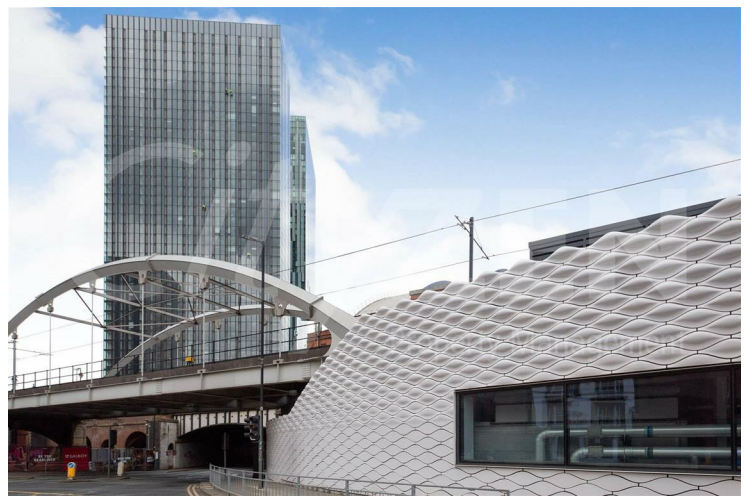
RESIDENTS GAMES ROOM



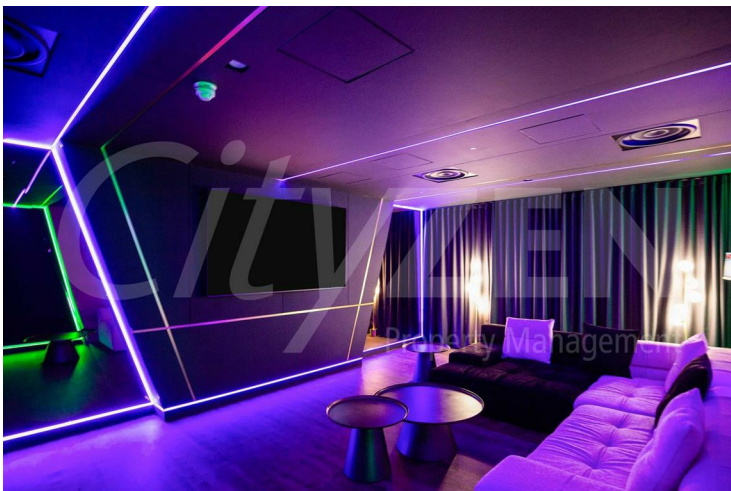
RESIDENTS LOUNGE



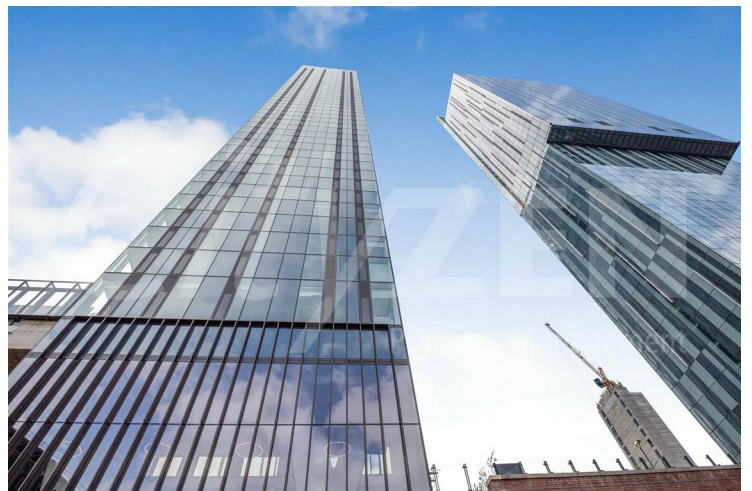
RESIDENTS SCREENING ROOM



THE VIADUX



RESIDENTS BAR/KARAOKE ROOM



THE VIADUX

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



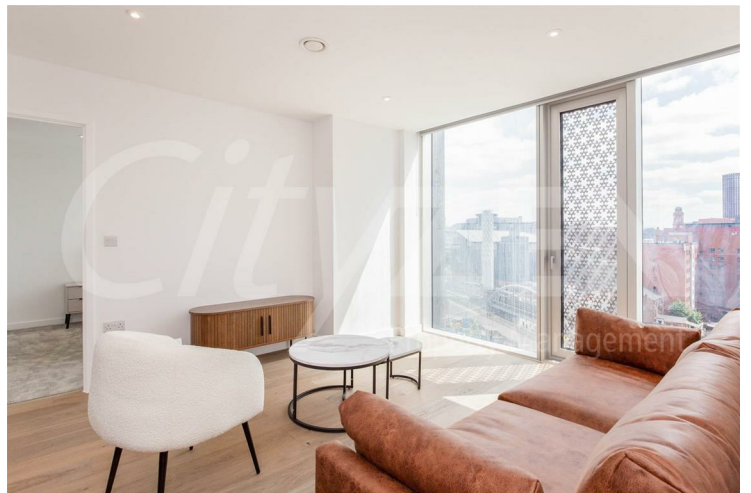
RECEPTION



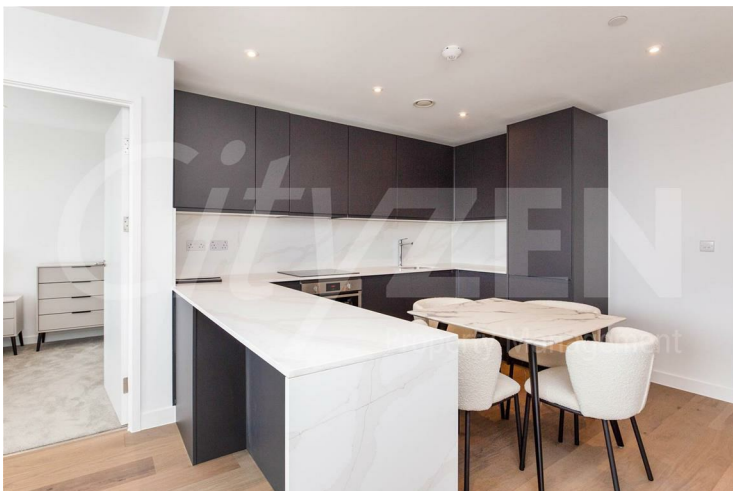
RECEPTION



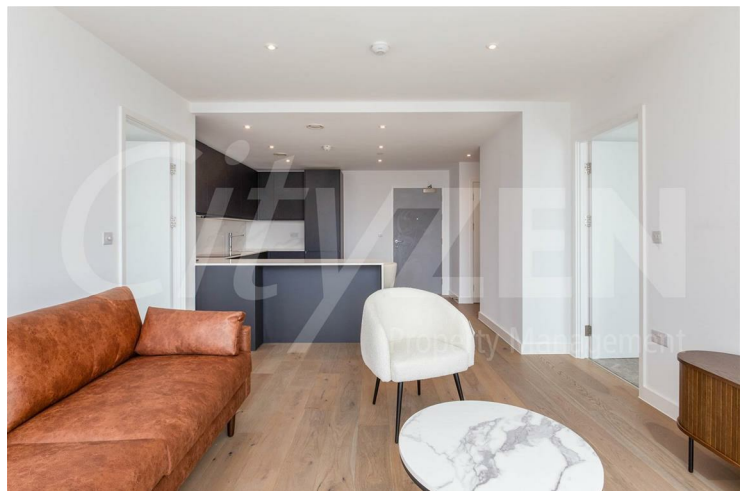
RECEPTION



RECEPTION



KITCHEN



RECEPTION

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



RECEPTION



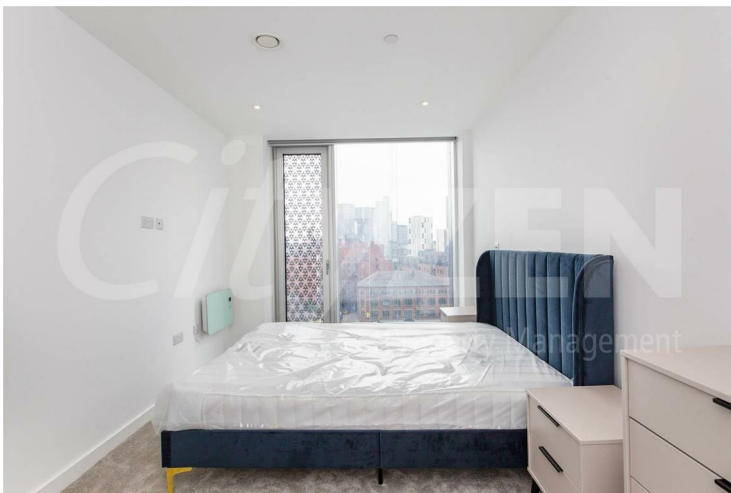
BEDROOM



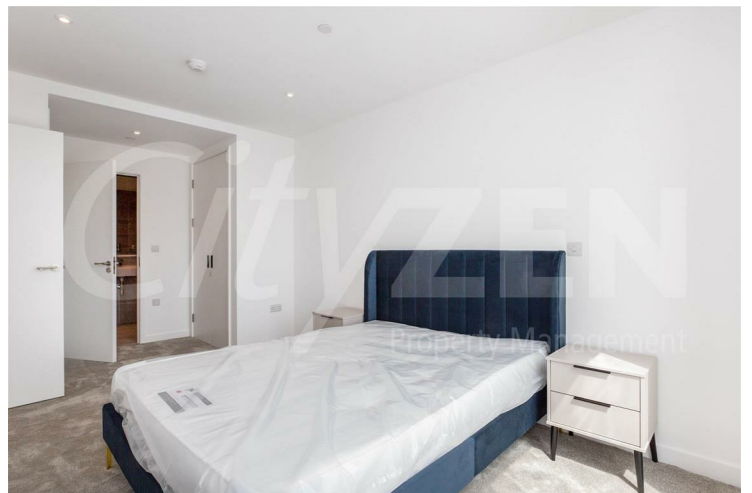
RECEPTION



BEDROOM



BEDROOM



BEDROOM

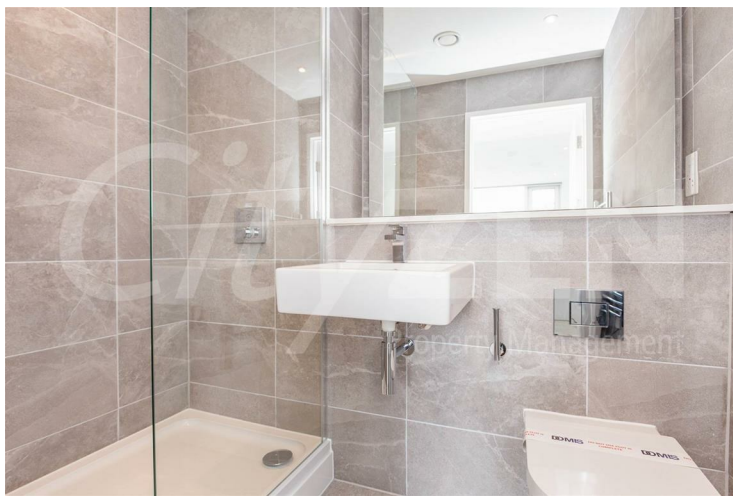
Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG



BEDROOM



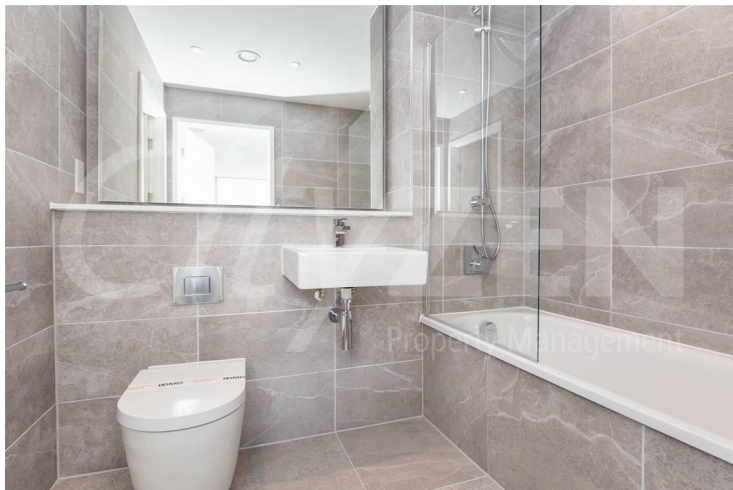
RESIDENTS POOL



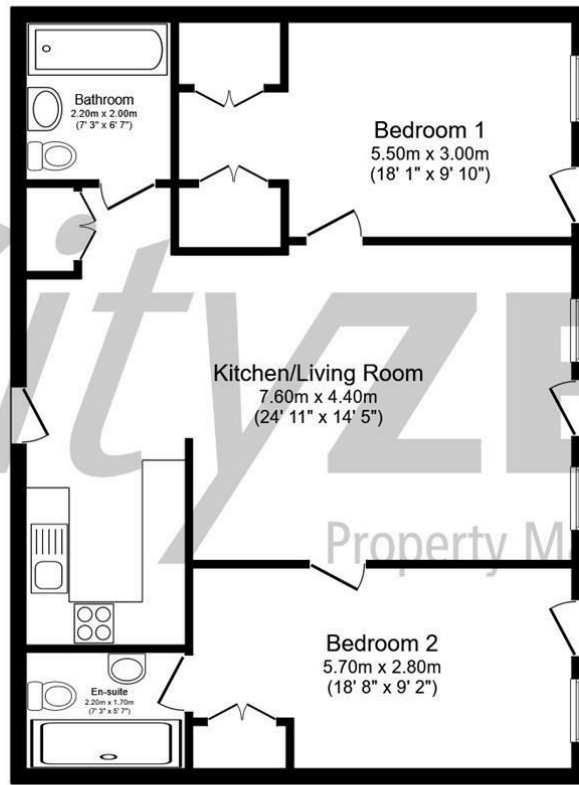
EN-SUITE



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) 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		
England & Wales		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		
England & Wales		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.