



## Vista River Gardens, Trinity Way, Manchester, M3 4GB

**£323 Per Week**

VERY LARGE 1 BEDROOM APARTMENT 587 SQFT, 55 SQ M

A 1 bedroom apartment located in the brand-new Vista River Gardens development, offering modern riverside living just minutes from Manchester city centre.

The property features a bright and spacious open-plan living and kitchen area with floor-to-ceiling windows that maximise natural light and take full advantage of the corner position. The kitchen comes complete with high-quality integrated appliances and sleek finishes, while the bedroom is generously sized, a modern bathroom suite, quality flooring throughout and a clean, elegant design complete the apartment's premium feel.

Vista River Gardens is one of Manchester's most exciting new residential communities, set along the River Irwell and designed to provide an exceptional lifestyle for residents. The development offers a wide range of first-class amenities, including a 24/7 concierge, state-of-the-art gym and wellness suite, cinema room, co-working lounges and beautifully landscaped gardens. Residents can also enjoy rooftop terraces with impressive views, outdoor fitness areas and a selection of social spaces ideal for relaxation or entertaining. Pet-friendly facilities, including a dedicated dog spa, as well as secure cycle storage.

COMES FURNISHED. AVAILABLE FROM NOW.

- 24/7 Concierge
- Co-working lounges & private workspaces
- Pet-friendly facilities, including a dog spa
- VERY LARGE 1 BEDROOM APARTMENT 587 SQFT, 55 SQ M
- State-of-the-art gym and wellness suite
- Rooftop terraces & landscaped gardens
- 1 BEDROOM APARTMENT
- Cinema room & entertainment spaces
- Outdoor fitness areas & social spaces
- FURNISHED

# Vista River Gardens, Trinity Way, Manchester, M3 4GB



VISTA RIVER GARDENS



RESIDENTS' POOL TABLE



COMMUNAL GARDEN



RESIDENTS' PICTURE HOUSE



RESIDENTS' GYM



COMMUNAL KITCHEN

# Vista River Gardens, Trinity Way, Manchester, M3 4GB



RESIDENTS' GYM



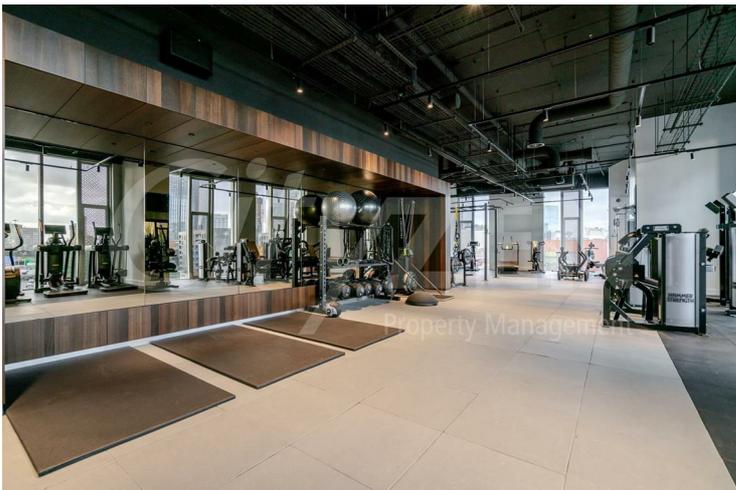
RECEPTION



COMMUNAL LOUNGE AREA



RECEPTION



RESIDENTS' GYM



RECEPTION

# Vista River Gardens, Trinity Way, Manchester, M3 4GB



KITCHEN



BEDROOM



RECEPTION



BEDROOM



BEDROOM

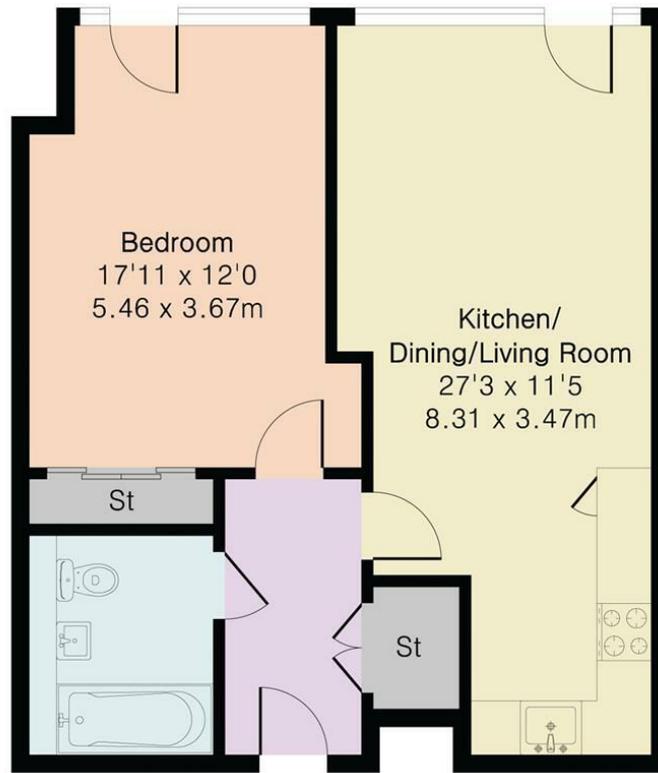


VIEW

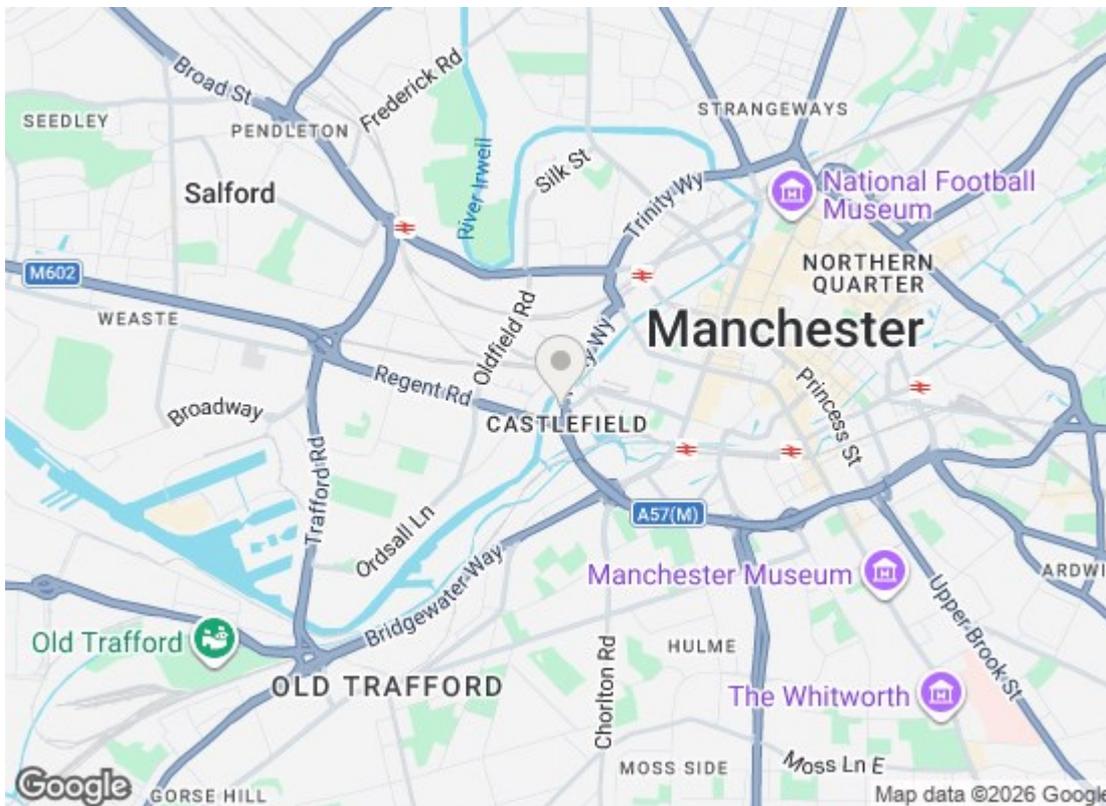


BATHROOM

# Approximate Gross Internal Area 587 sq ft - 55 sq m



Twenty Fourth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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		
<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.