

C&R

Commercial & Residential
Properties

£460,000

Vista River Gardens, M3 4GA



 **2**
Bedrooms

 **2**
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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C & R City are delighted to present this exceptional 40th-floor, two-bedroom, two-bathroom corner apartment, located within the highly sought-after Vista River Gardens development by Renaker. Offered fully furnished and with no onward chain, this premium residence combines contemporary design with breathtaking city views.

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The apartment boasts a generous open-plan living and dining area, seamlessly flowing into a stylish modern kitchen fitted with high-spec integrated appliances, including an induction hob, integrated oven, and sleek black-and-white cabinetry. Floor-to-ceiling windows wrap around the apartment, flooding the space with natural light and offering uninterrupted panoramic views across Manchester's skyline.

The principal bedroom features a well-appointed en-suite bathroom with a walk-in shower, while the second double bedroom is served by a luxurious main bathroom complete with a bathtub and shower over. Both bathrooms are finished to an excellent standard with elegant tiling and contemporary fixtures. Thoughtfully designed throughout, the apartment maximises space, comfort, and storage.

Residents benefit from a secure entry system and exclusive access to a range of first-class communal amenities, including a fully equipped gym, private cinema room, and meeting facilities. Ideally positioned, Vista River Gardens offers superb connectivity to Manchester city centre, with an array of shops, restaurants, and cultural attractions nearby, alongside excellent public transport links for effortless travel across the city and beyond.

General Information

980 year lease. £0 Ground Rent. Service Charge £2600 per annum.

Agents Notes

Agents Notes NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



40th Floor | Two Bedroom

Total Area

77.19 sq m | 830.87 sq ft

Living / Kitchen

4.57 x 6.12 | 15'0" x 20'1"

Bedroom 1

3.18 x 4.92 | 10'4" x 16'1"

Bedroom 2

2.75 x 4.05 | 9'0" x 13'3"


Facade level even
(eg. 04, 06 08 etc)

Facade level odd
(eg. 05, 07, 09 etc)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Address: Vista River Gardens, M3 4GA

