



VIADUX, Great Bridgewater Street, Manchester, M1 5LJ

£430,000

Stunning 2 bedroom 2 bathroom corner-unit apartment for sale within the iconic Viadux development.

This high-floor apartment offers panoramic city views, floor-to-ceiling windows, and a sleek open-plan living space with premium finishes.

Residents enjoy luxury amenities including a swimming pool, gym, spa, cinema, co-working lounges, and 24-hour concierge.

Ideally located with direct access to Deansgate station and city centre links.

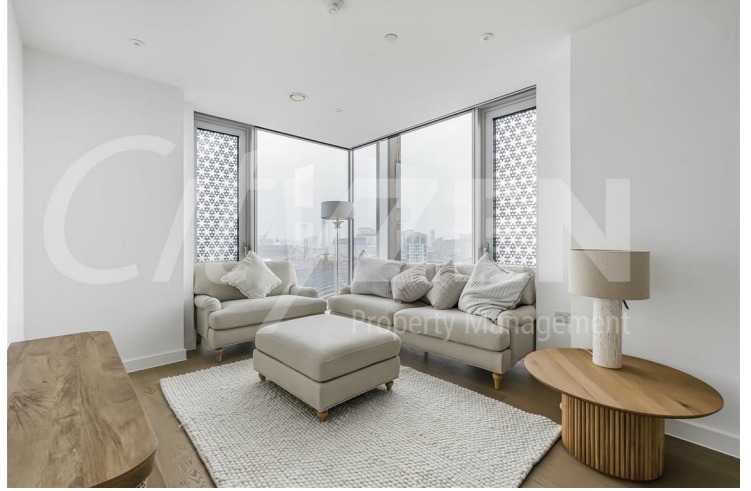
GROUND RENT £0PA / SERVICE CHARGE £4,374.24 P.A / LEASE 248 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- Corner unit with panoramic City views
- Open-plan living and kitchen with integrated appliances
- Residents' cinema, co-working space, and lounge
- Prime city centre location
- 2 double bedrooms
- High-spec modern finishes throughout
- 24-hour concierge service
- 2 Bathrooms
- 20m indoor pool, gym, spa and sauna
- Direct access to Deansgate Metrolink station

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RECEPTION



RECEPTION



KITCHEN



RECEPTION



BEDROOM



KITCHEN

VIADUX, Great Bridgewater Street, Manchester, M1 5LJ



SHOWER ROOM



BATHROOM



KITCHEN



VIADUX



VIEW

VIADUX, Great Bridgewater Street, Manchester, M1 5LJ



VIEW



SHOWER ROOM



VIEW



HALLWAY



BEDROOM

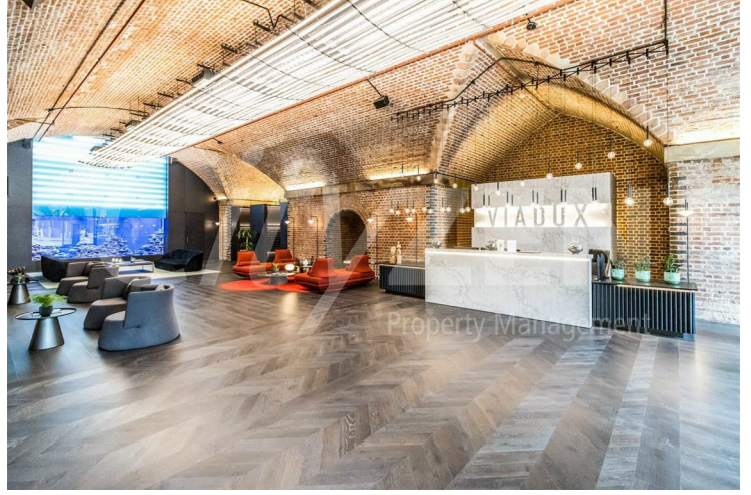


BATHROOM

VIADUX, Great Bridgewater Street, Manchester, M1 5LJ



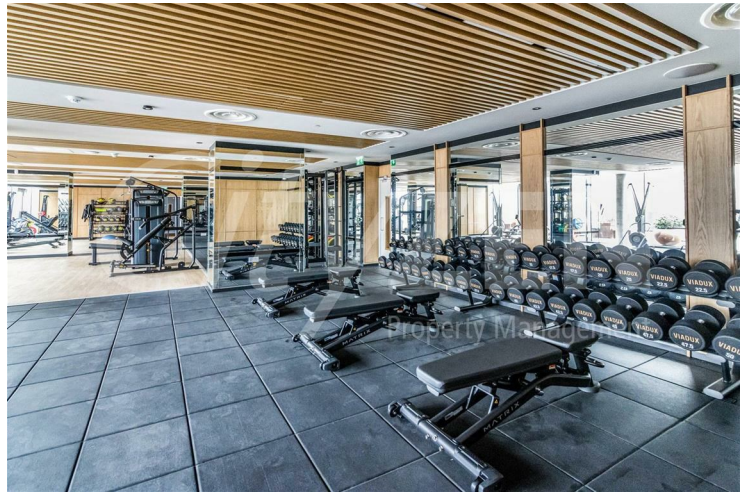
BATHROOM



CONCIERGE



RECEPTION



GYM



CINEMA ROOM

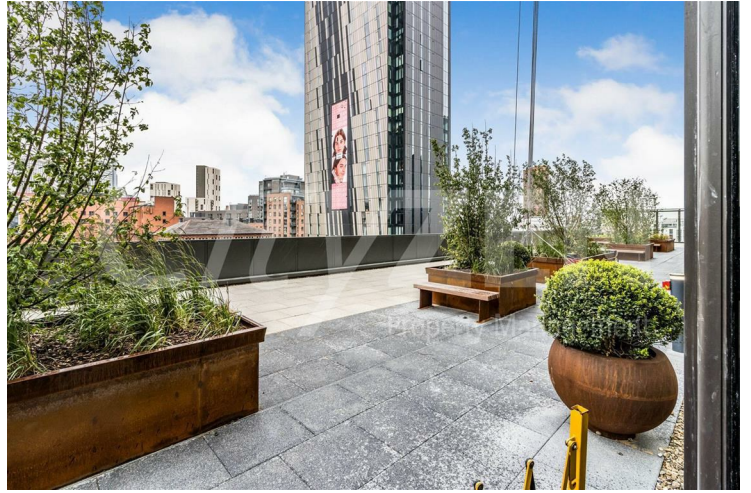


POOL

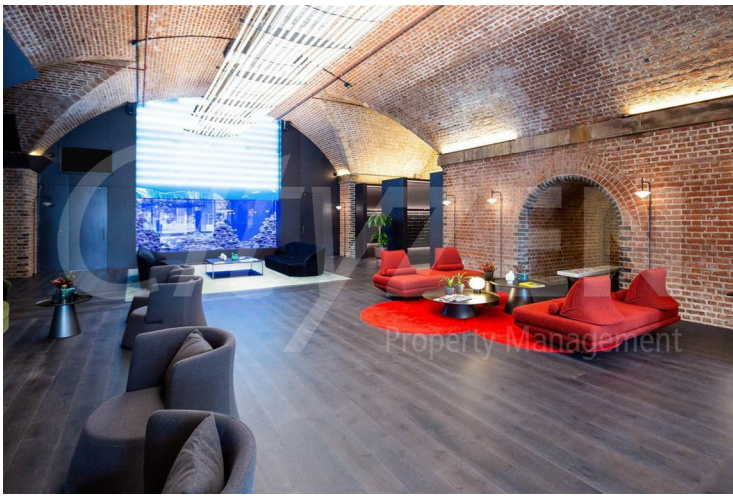
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LOBBY



TERRACE



LOBBY



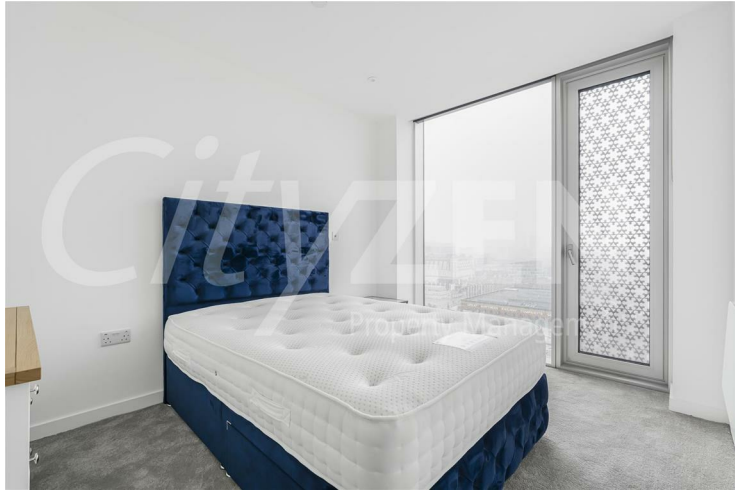
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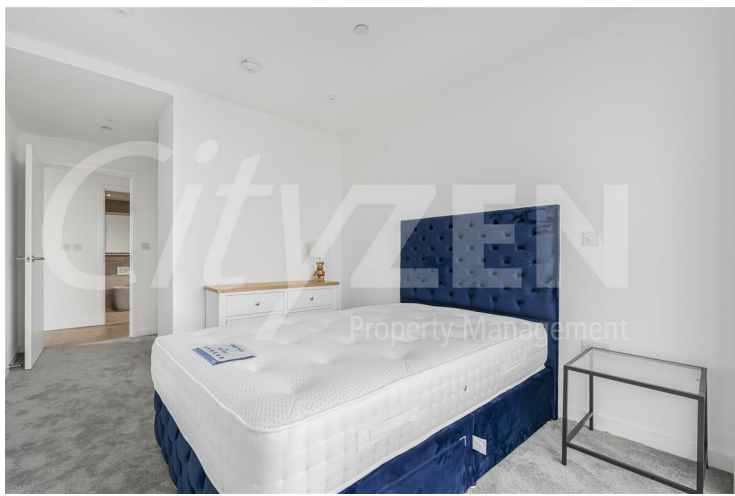
LOBBY



KITCHEN



BEDROOM



BEDROOM

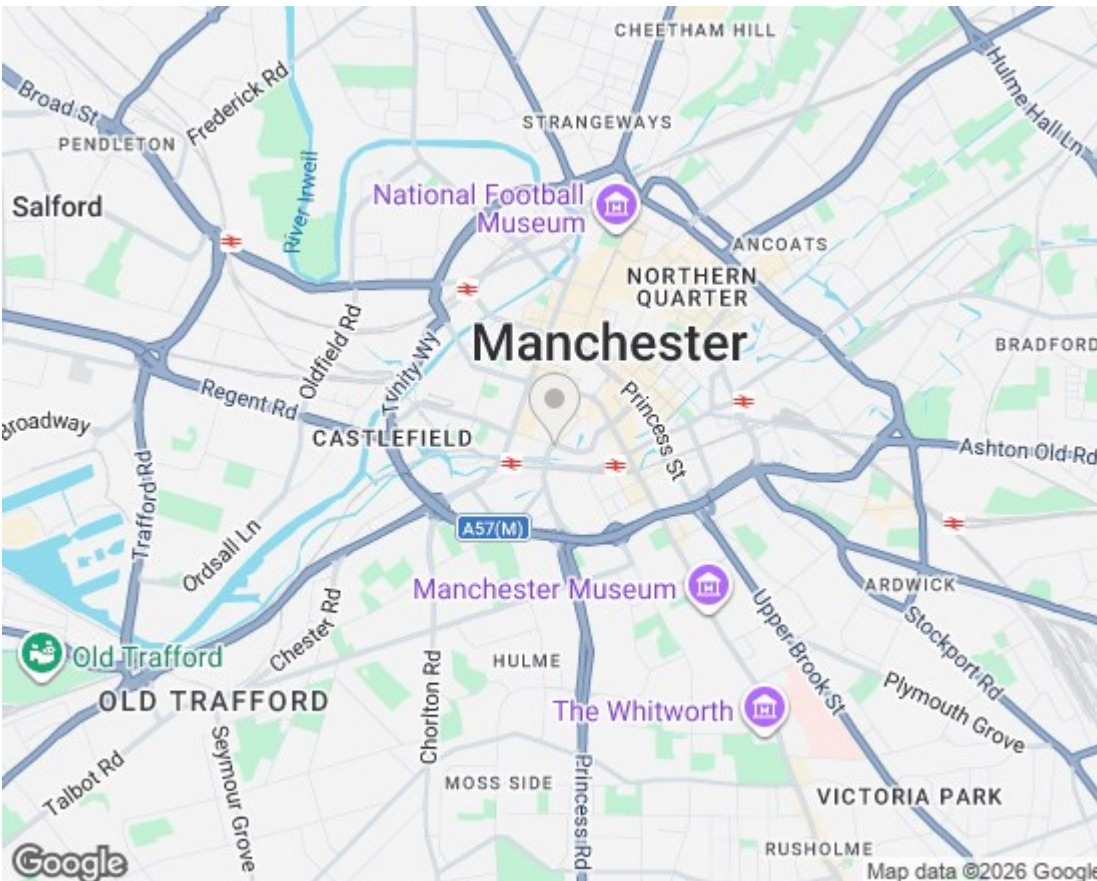
Approximate Gross Internal Area 852 sq ft - 79 sq m



Fourteenth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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.