

Viadux, Great Bridgewater Street, Manchester, M1 5LG

£415,000

THE VIADUX ON GREAT BRIDGEWATER STREET M1

9TH FLOOR, TWO BEDROOM & TWO BATHROOM APARTMENT SET OVER 790 SQUARE FEET FOR SALE.

HOTEL STYLE AMENITIES INC: RESIDENTS POOL, GYM, SPA, LOUNGE, BAR, WORKSPACES, CINEMA & EVEN A KARAOKE ROOM!

GROUND RENT ZERO / SERVICE CHARGE £4000 PA / 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.

- 9TH FLOOR APARTMENT
- TWO BEDROOM TWO BATHROOM
- THE VIADUX M1
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- DIRECT ACCESS TO METROLINK

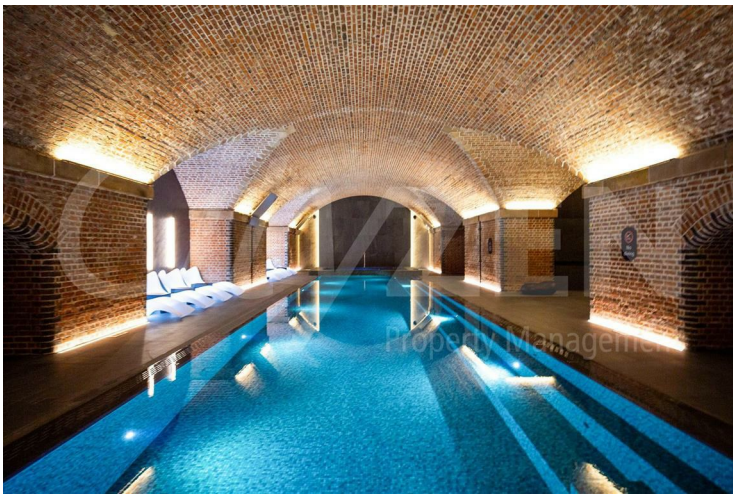
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RESIDENTS FACILITIES



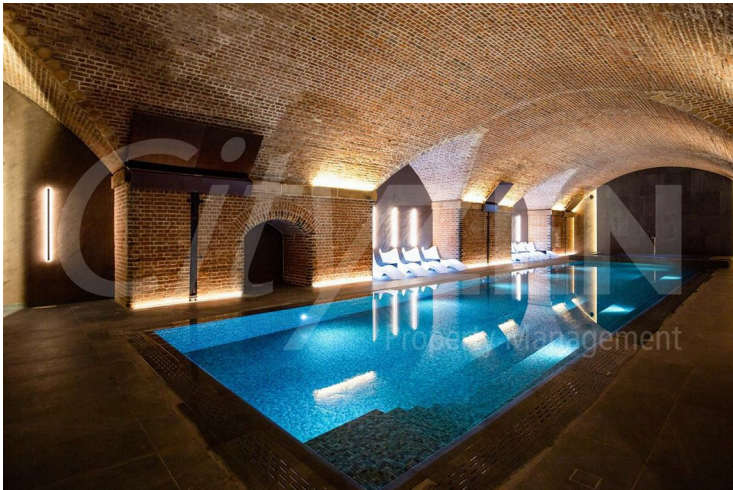
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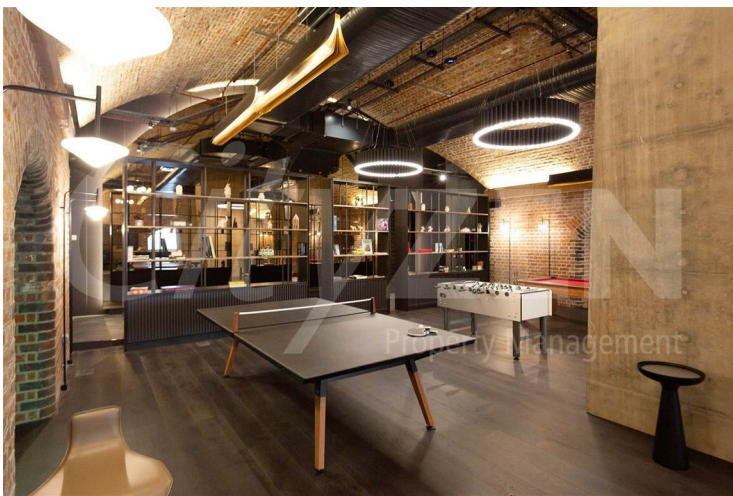
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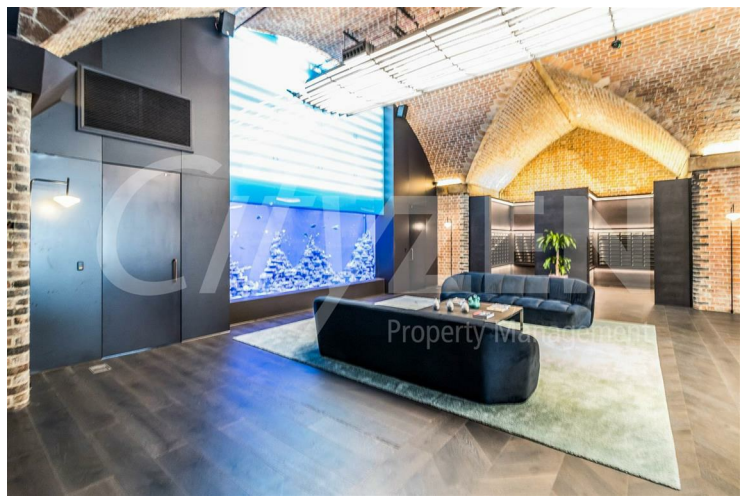
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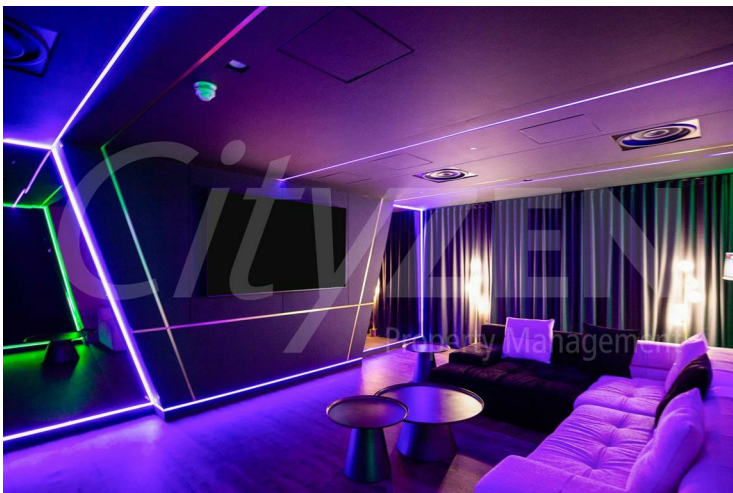
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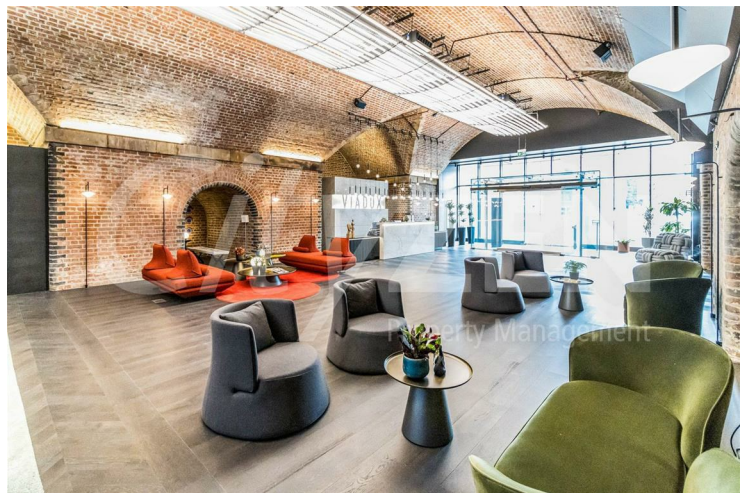
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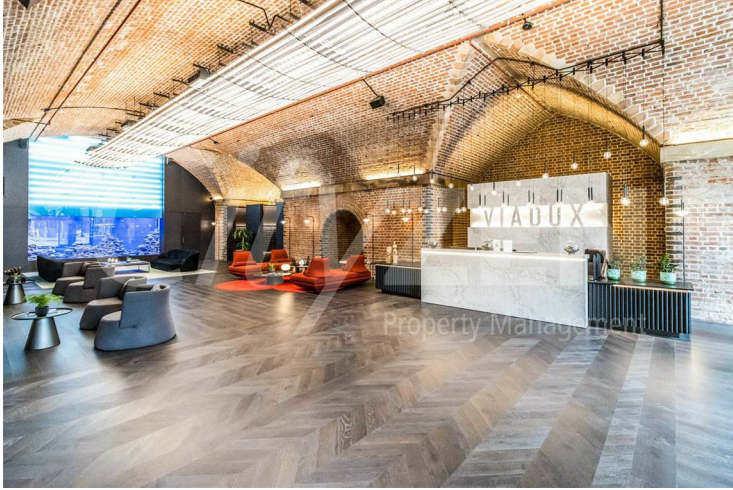


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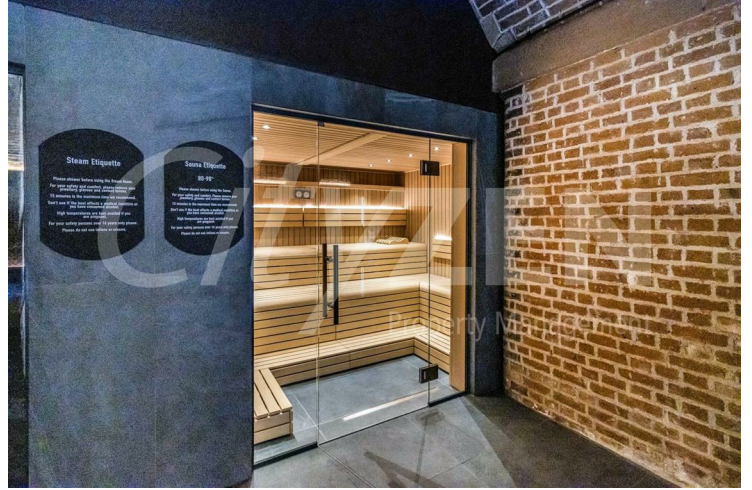


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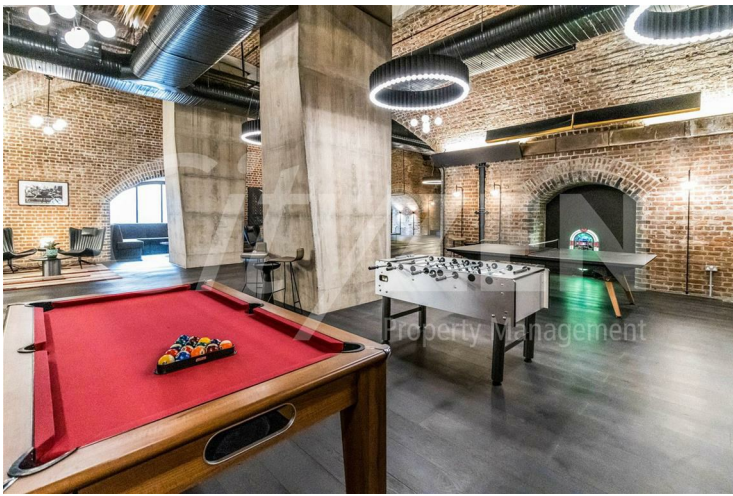
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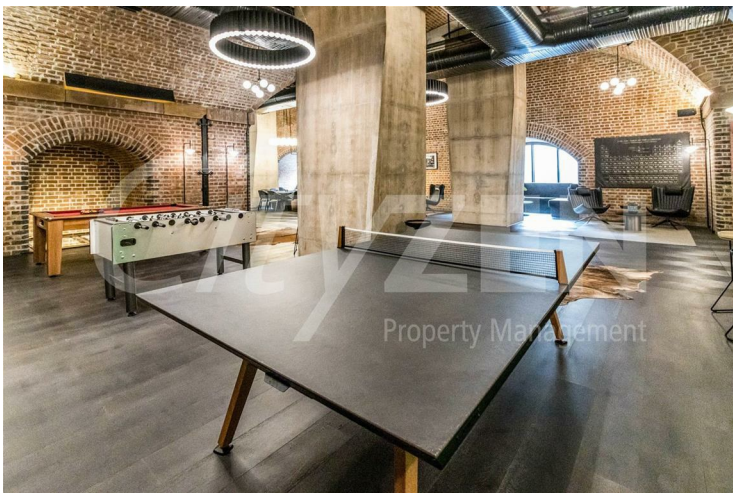
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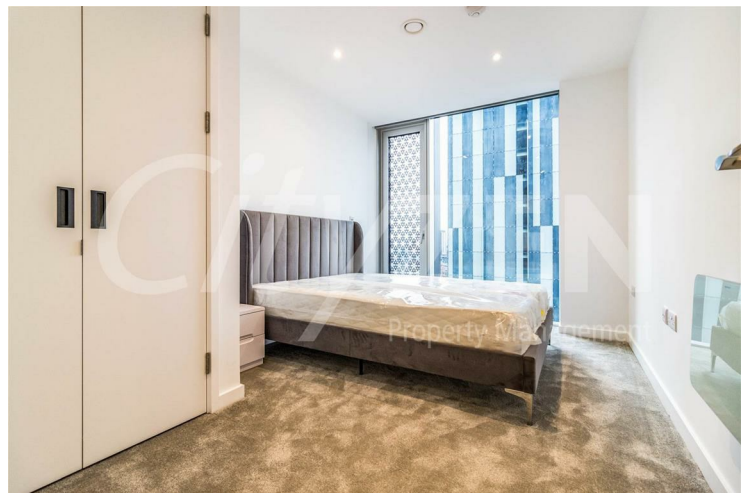
RESIDENTS FACILITIES



RECEPTION



RESIDENTS FACILITIES



BEDROOM

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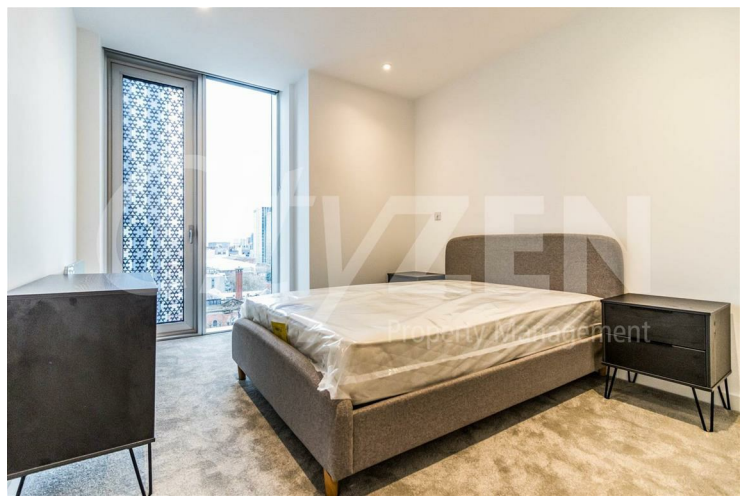
RECEPTION



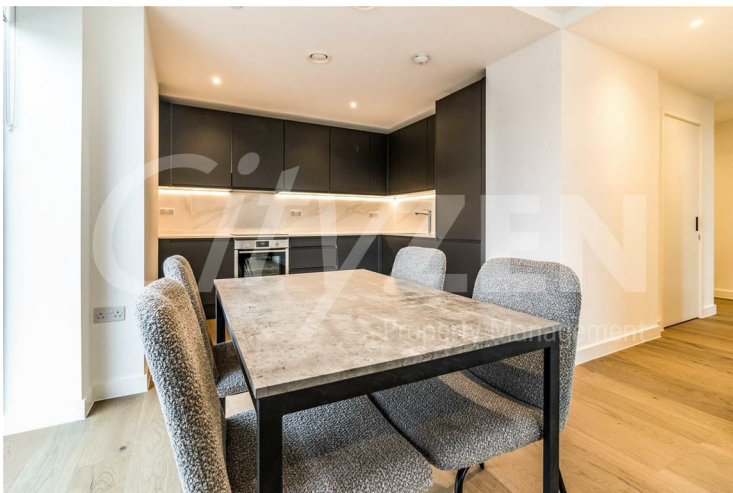
BATHROOM



KITCHEN



BEDROOM



KITCHEN

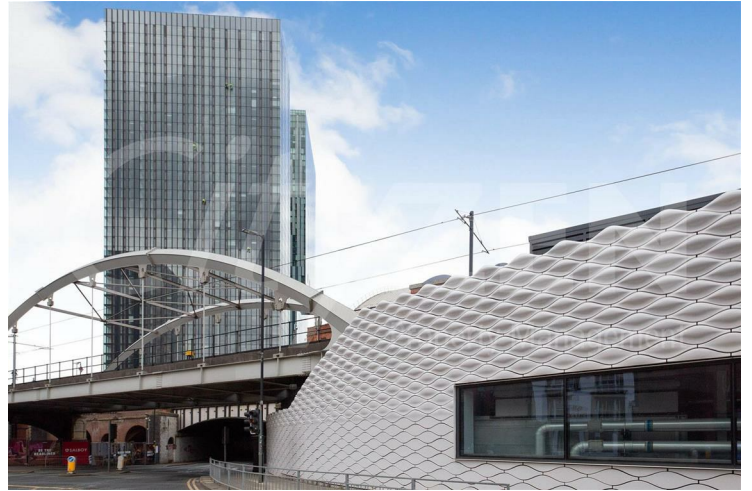


SHOWER ROOM

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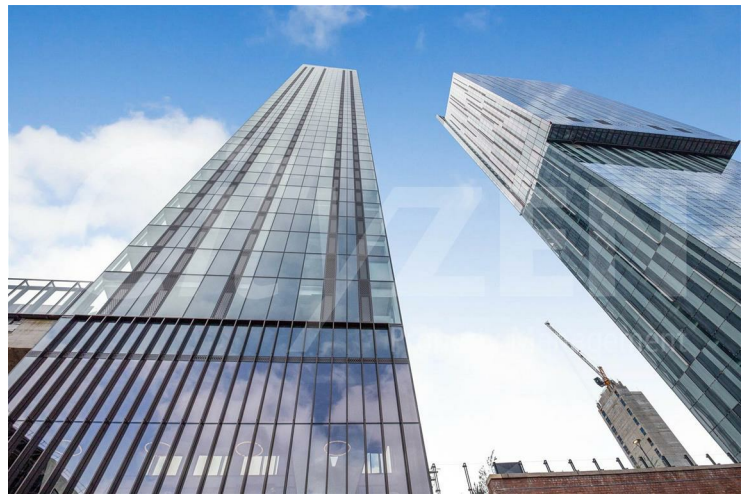
BEDROOM



VIADUX



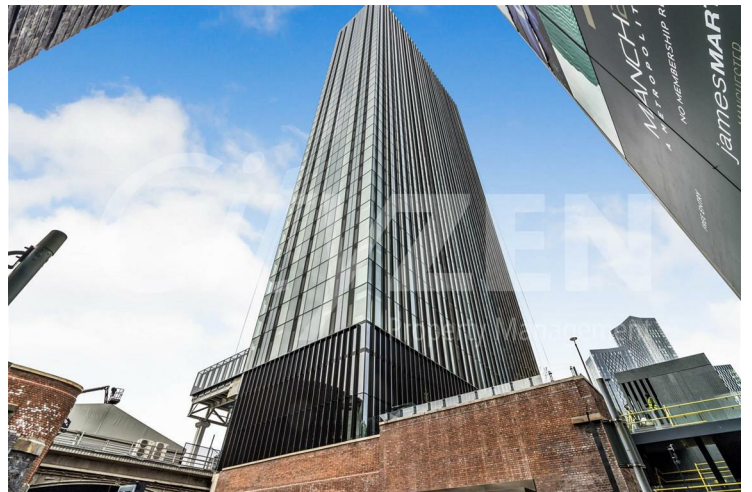
BEDROOM



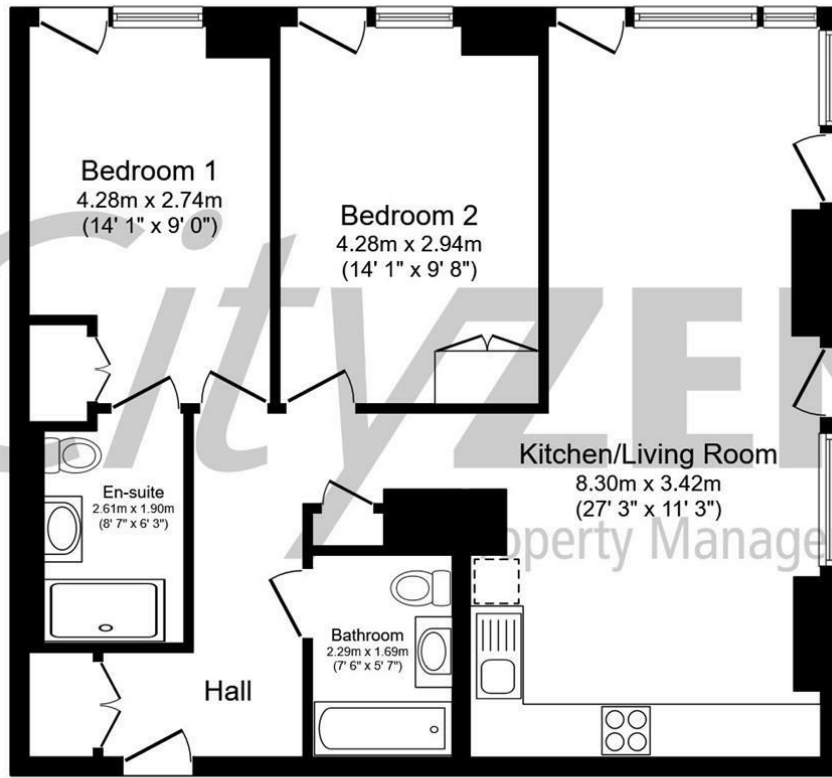
VIADUX



VIADUX



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Total floor area 74.3 m² (799 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		81	81
(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.