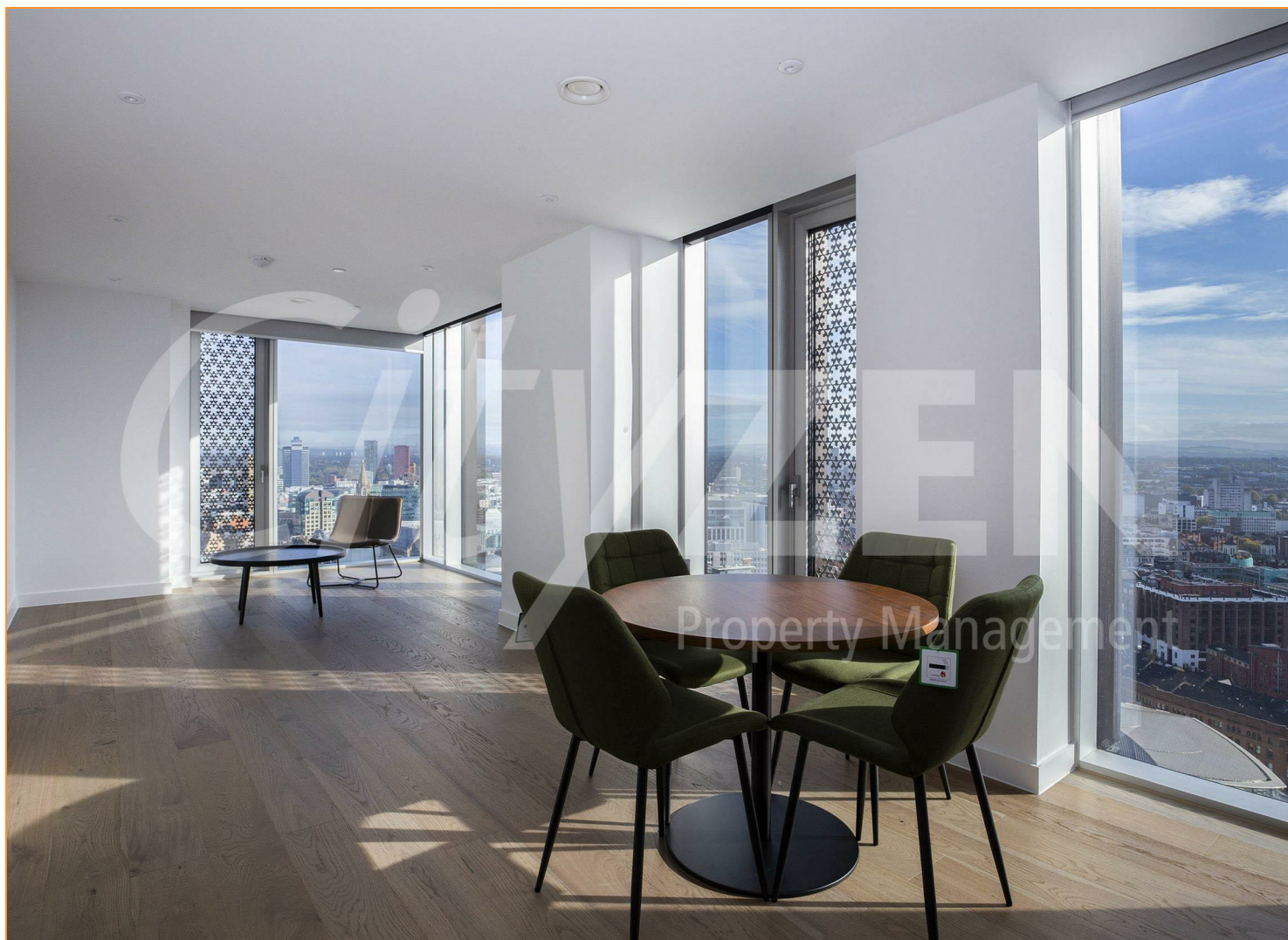




Viadux, 42 Great Bridgewater Street, Manchester, M1 5LP

£430,000

MANCHESTER'S NEWEST AND MOST LUXURIOUS DEVELOPMENT 'THE VIADUX' ON GREAT BRIDGEWATER STREET, M1

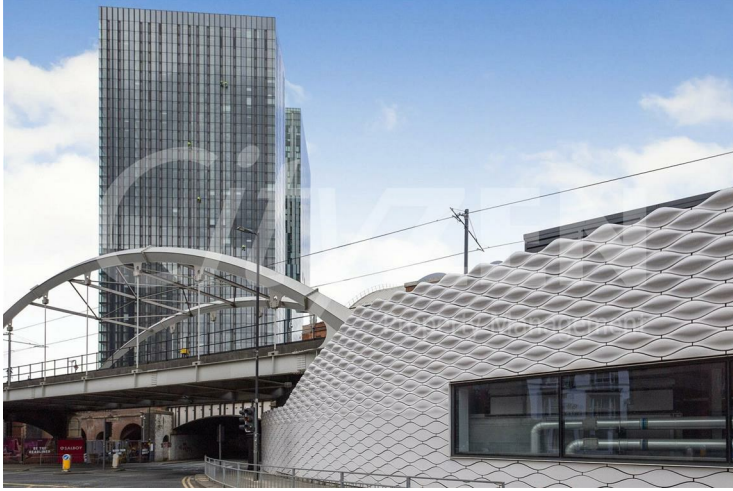
TWO BEDROOM TWO BATHROOM APARTMENT FOR SALE

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

GROUND RENT £0 PA / SERVICE CHARGE £4376 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.

- THE VIADUX
- 2 BED 2 BATH APARTMENT
- "SALBOY" LUXURY DEVELOPMENT
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- DIRECT ACCESS TO METROLINK
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- AMAZING VIEWS
- APPX 829 SQ FEET
- TENANTED UNTIL 29TH MAY 2026

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



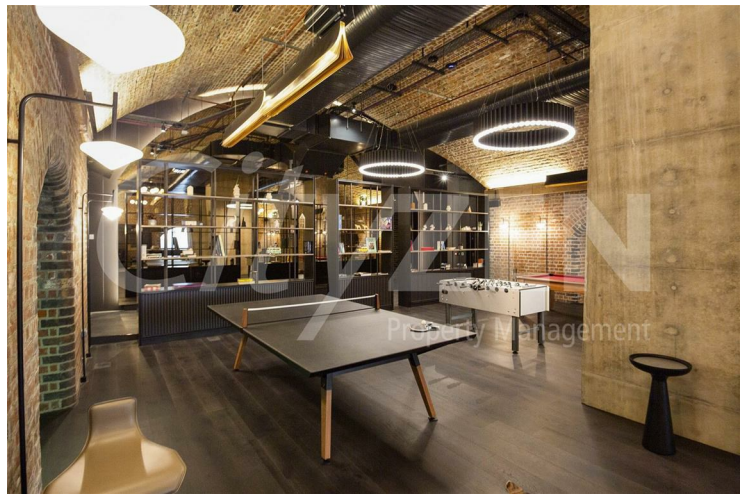
VIADUX



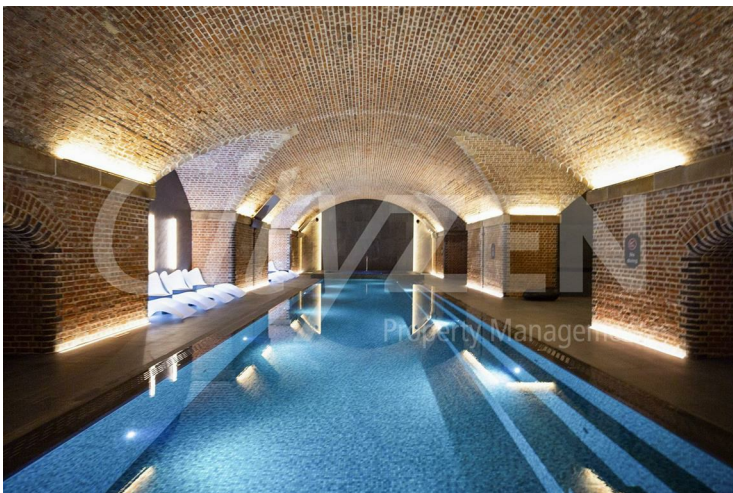
POOL



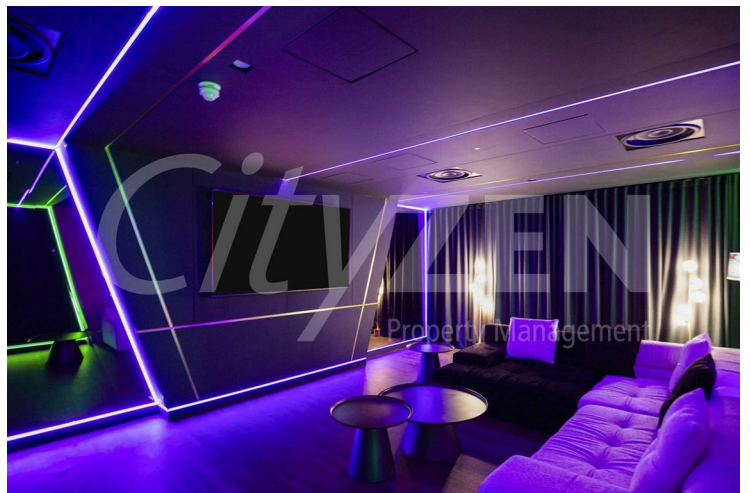
VIADUX



RESIDENTS LOUNGE AREA



POOL



CINEMA

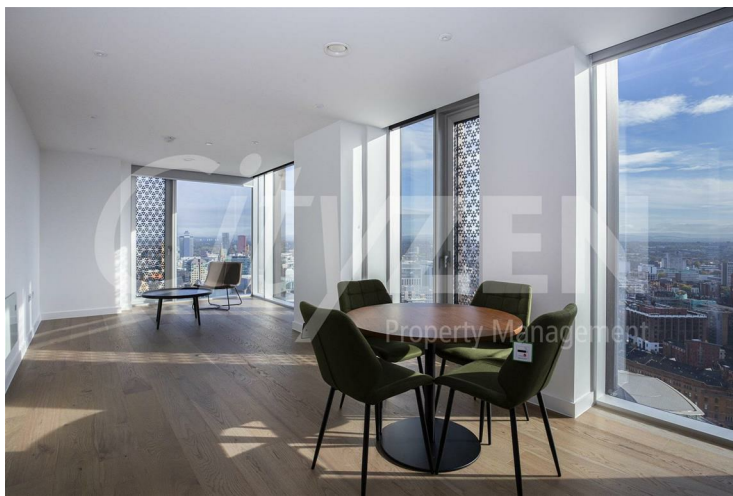
Viadux, 42 Great Bridgewater Street, Manchester, M1 5LP



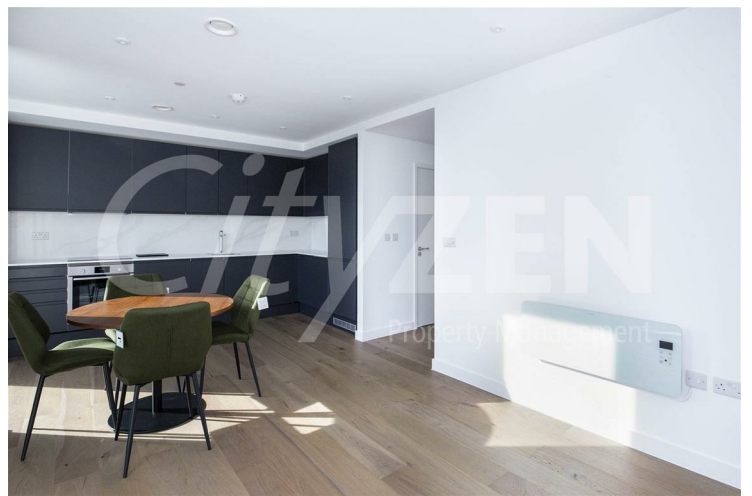
KITCHEN



RECEPTION ROOM



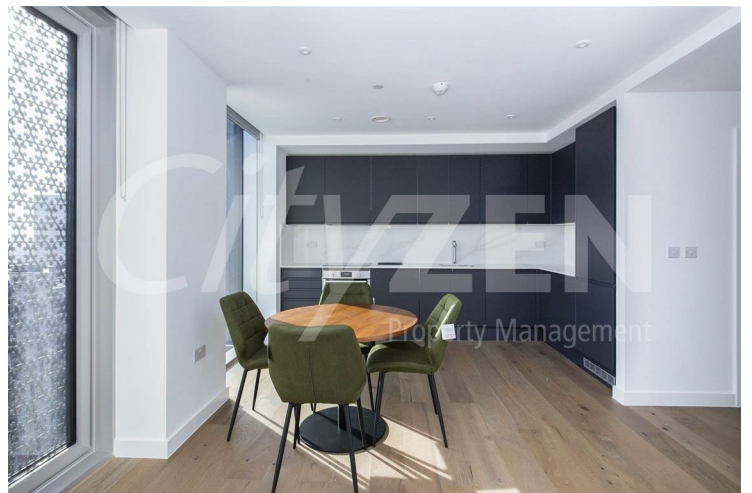
RECEPTION ROOM



RECEPTION ROOM / KITCHEN



RECEPTION ROOM



KITCHEN

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



BEDROOM



BEDROOM



BEDROOM



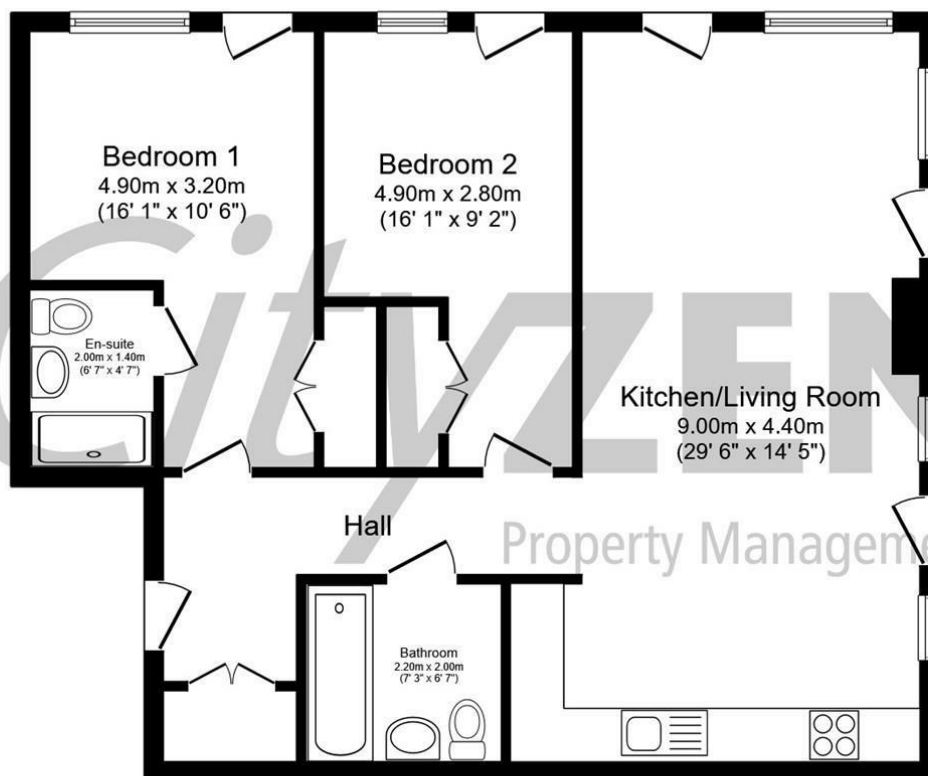
EN SUITE SHOWER ROOM



BEDROOM

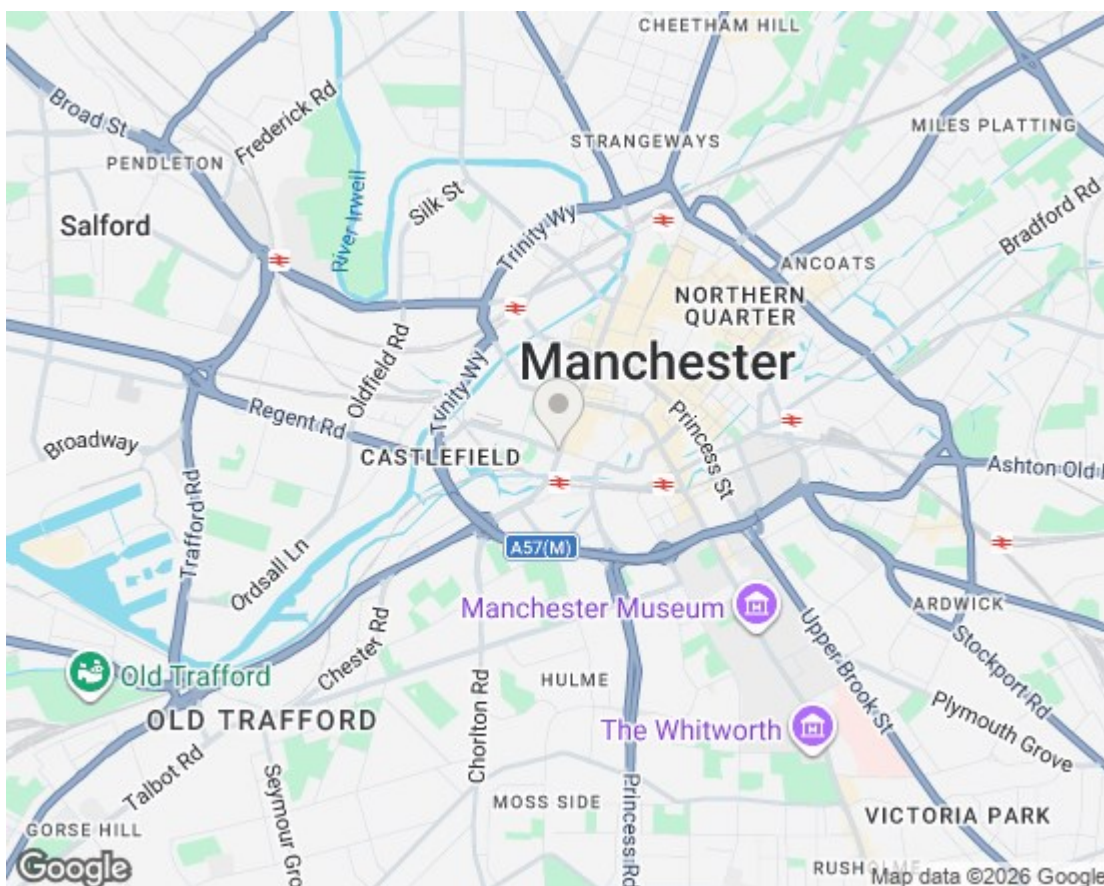


BATHROOM



Total floor area 77.0 m² (829 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		
(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.