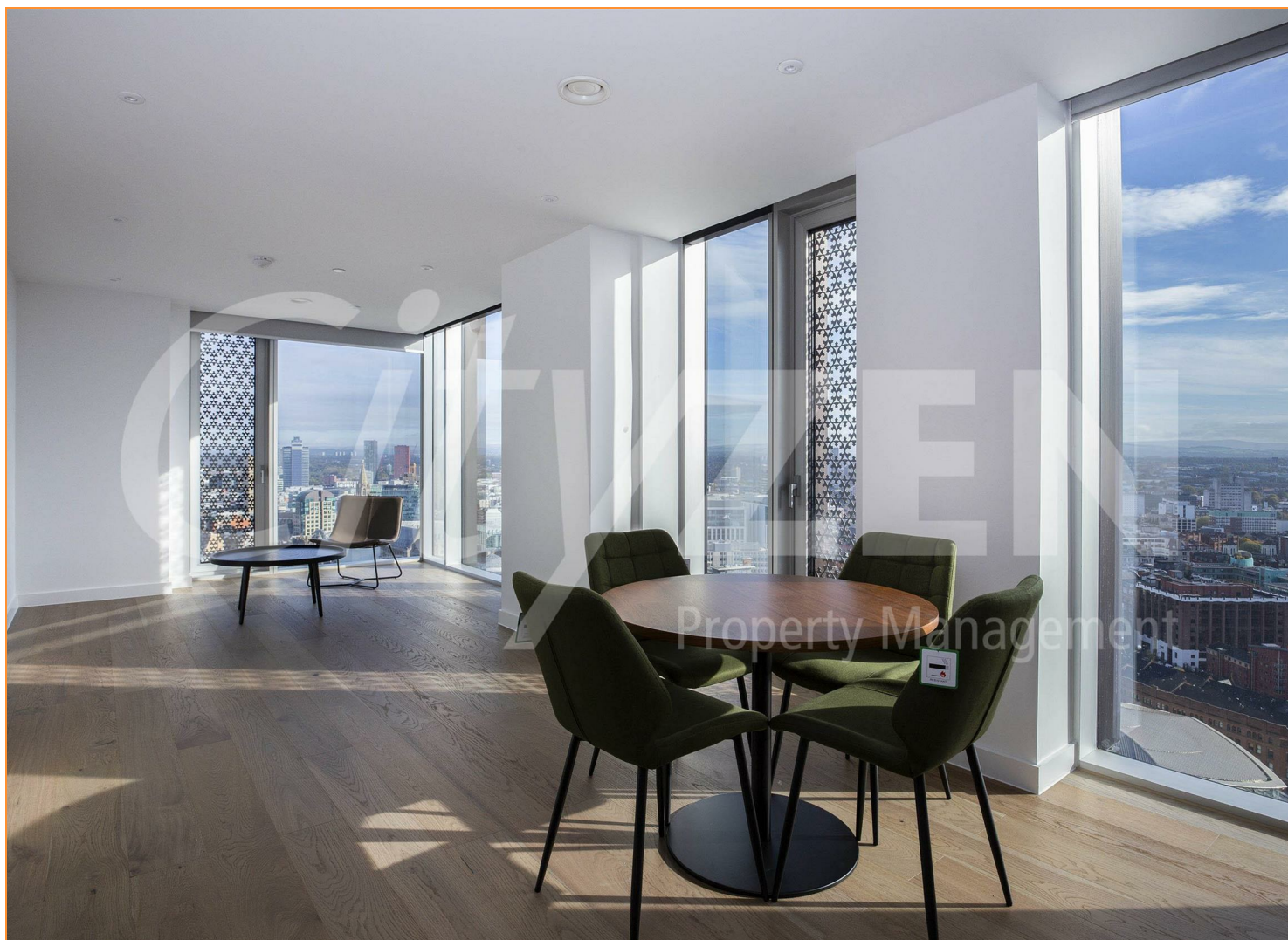




Viadux, 42 Great Bridgewater Street, Manchester, M1 5LP

£475 Per Week

THE VIADUX ON GREAT BRIDGEWATER STREET M1

TWO BEDROOM TWO BATHROOM APARTMENT

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

FURNISHED

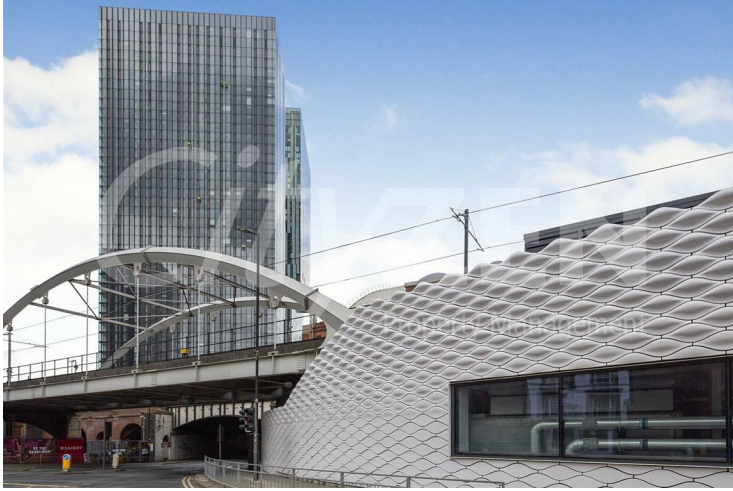
AVAILABLE NOW

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- THE VIADUX
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- AMAZING VIEWS
- ONE OF THE MOST LUXURIOUS BUILDINGS IN MANCHESTER
- 2 BED 2 BATH APARTMENT
- DIRECT ACCESS TO METROLINK
- FURNISHED
- LUXURY DEVELOPMENT
- AVAILABLE NOW
- STUDENTS OR PROFESSIONALS WELCOME

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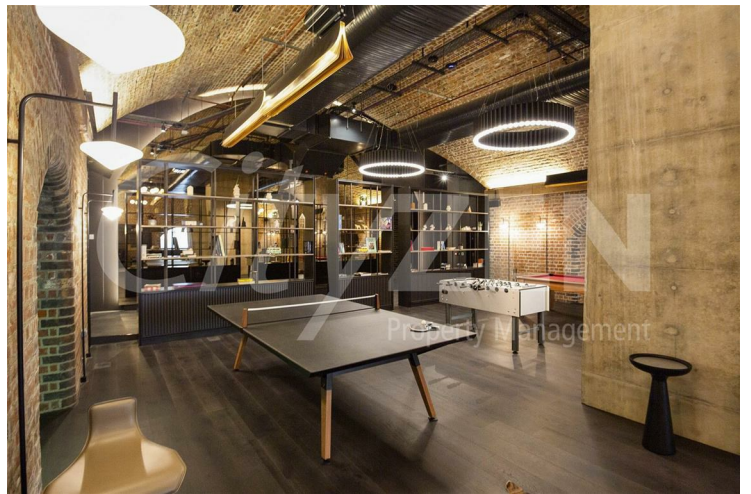
VIADUX



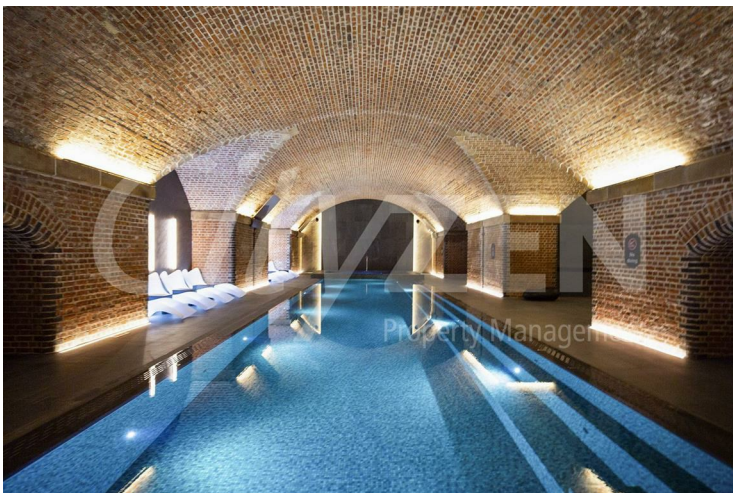
POOL



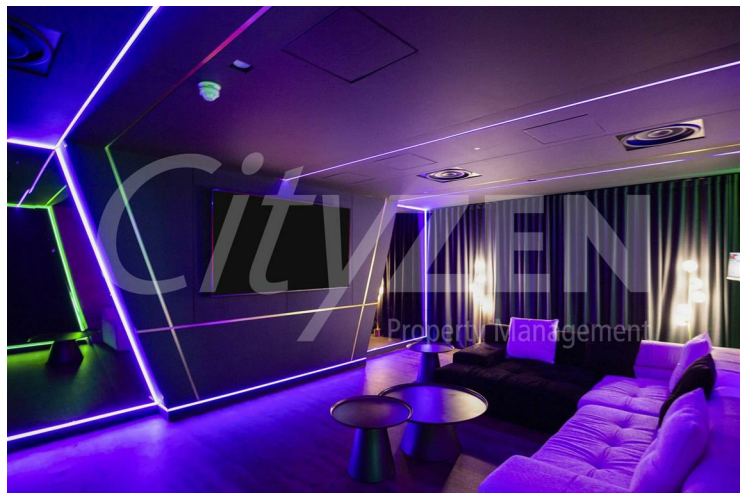
VIADUX



RESIDENTS LOUNGE AREA

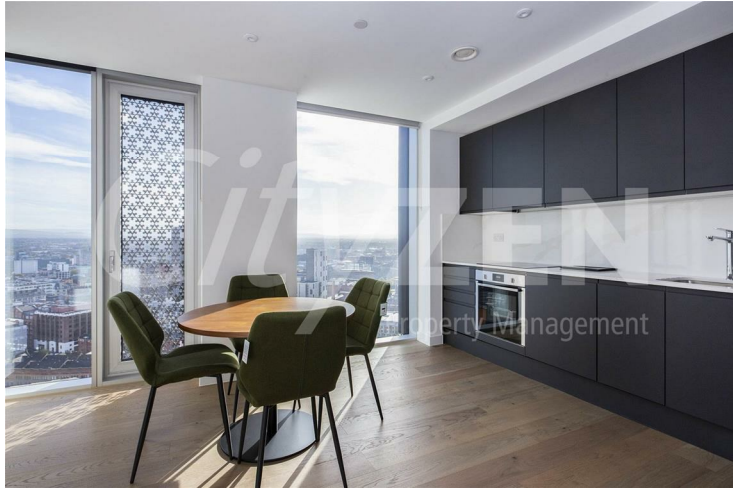


POOL



CINEMA

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



KITCHEN



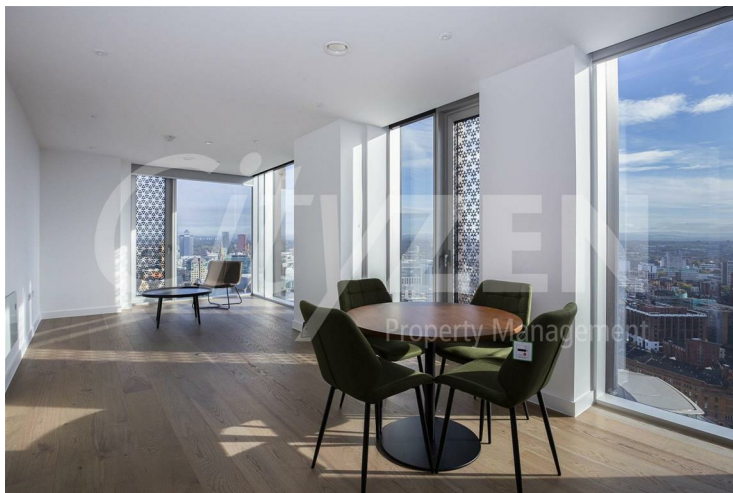
RECEPTION ROOM



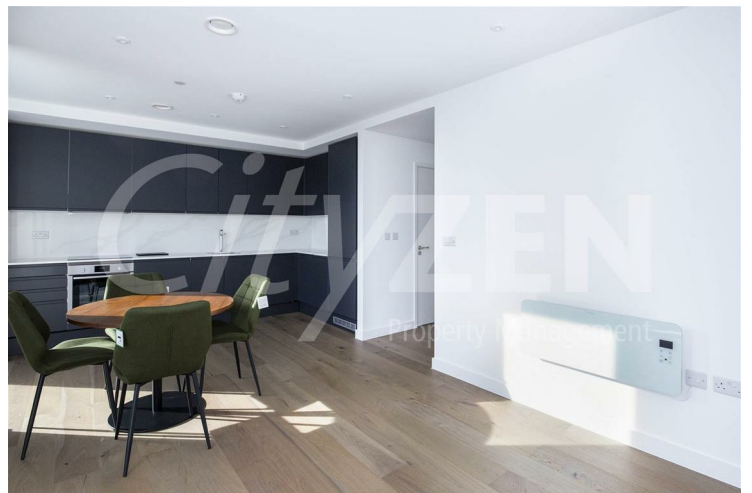
KITCHEN



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM / KITCHEN

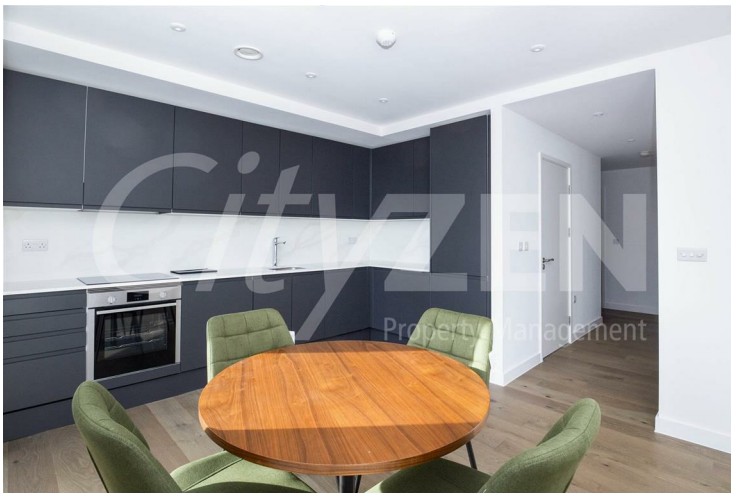
Viadux, 42 Great Bridgewater Street, Manchester, M1 5LP



KITCHEN



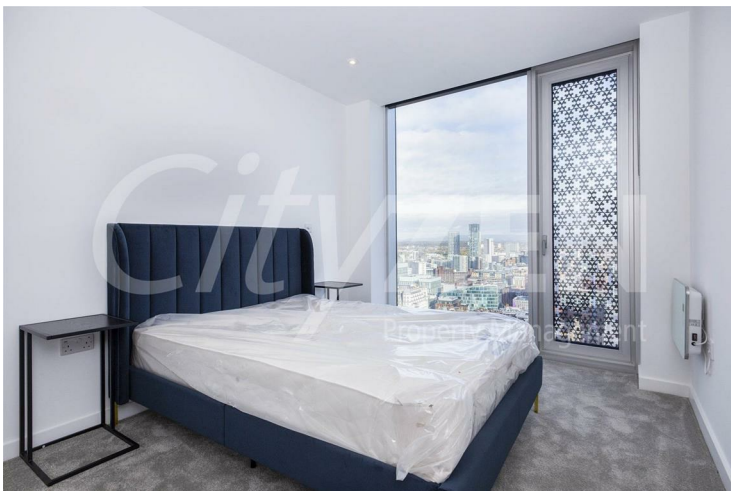
BEDROOM



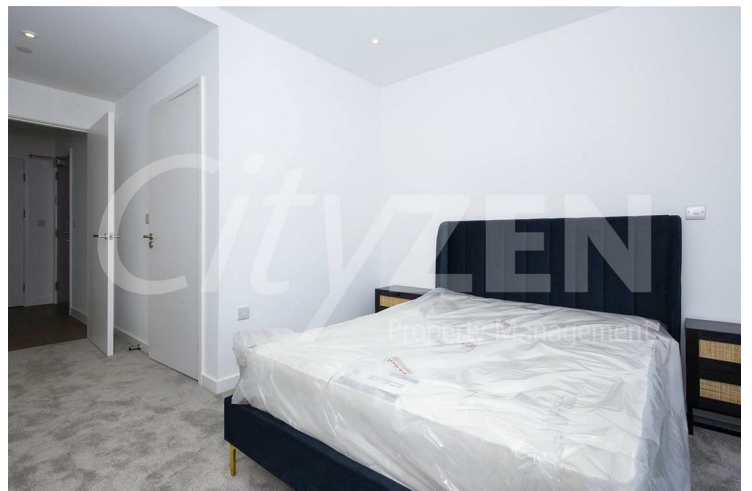
KITCHEN



BEDROOM



BEDROOM



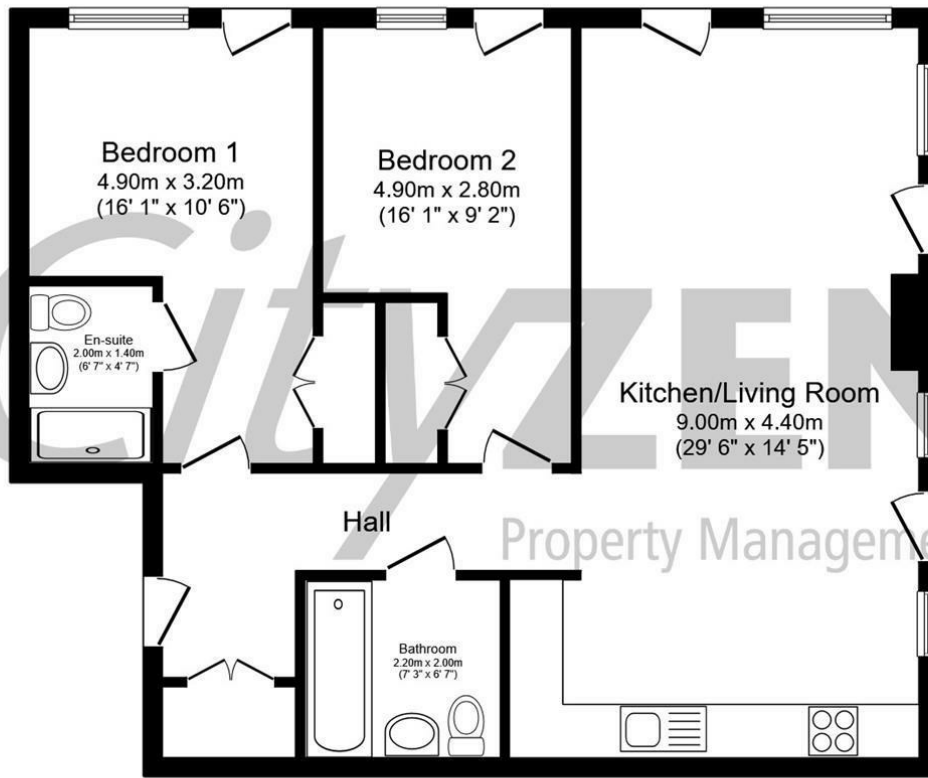
BEDROOM



EN SUITE SHOWER ROOM



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.