



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

£310,000

THE VIADUX ON GREAT BRIDGEWATER STREET M1

ONE BEDROOM APARTMENT ON THE 21ST FLOOR FOR SALE.

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

GREAT VIEWS

GROUND RENT £0 PA / SERVICE CHARGE £2951 PA / LEASE 247 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
- HOTEL STYLE FACILITIES INC POOL, GYM, CINEMA, CONCIERGE
- 21ST FLOOR
- 1 BEDROOM APARTMENT FOR SALE
- DIRECT ACCESS TO METROLINK
- LUXURY DEVELOPMENT
- VIEWS ACROSS CITY CENTRE SKYLINE

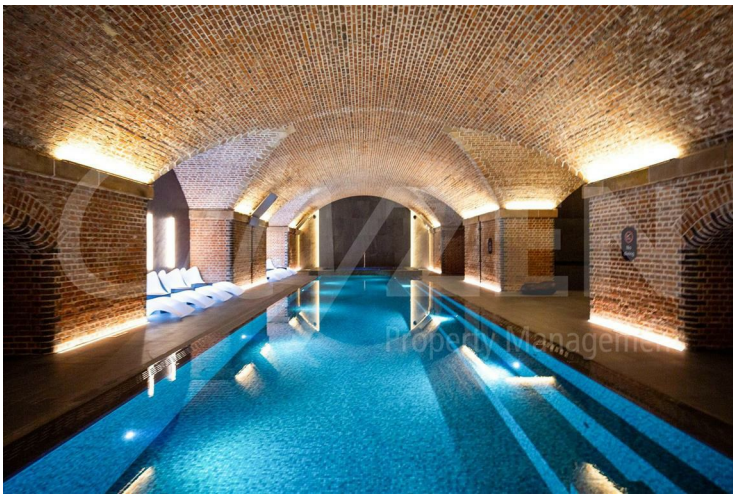
Viadux, 42 Great Bridgewater Street, Manchester, M1 5LG



THE VIADUX



RESIDENTS POOL



RESIDENTS POOL



RESIDENTS SPA



RESIDENTS POOL



RESIDENTS LOUNGE

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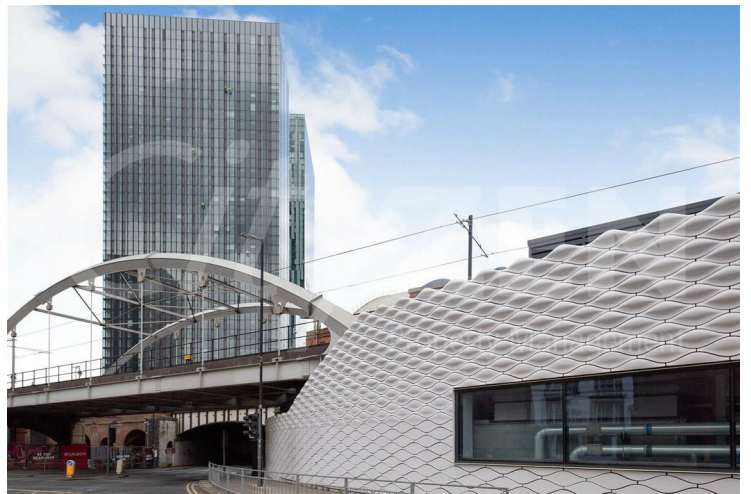
RESIDENTS GAMES ROOM



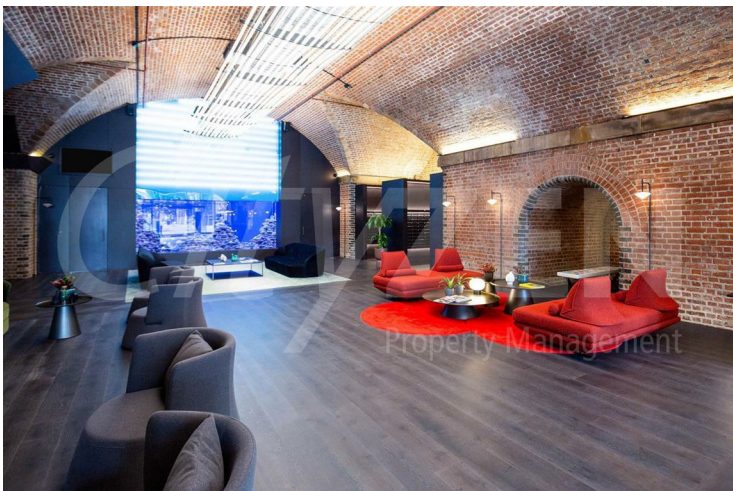
RESIDENTS BAR/KARAOKE ROOM



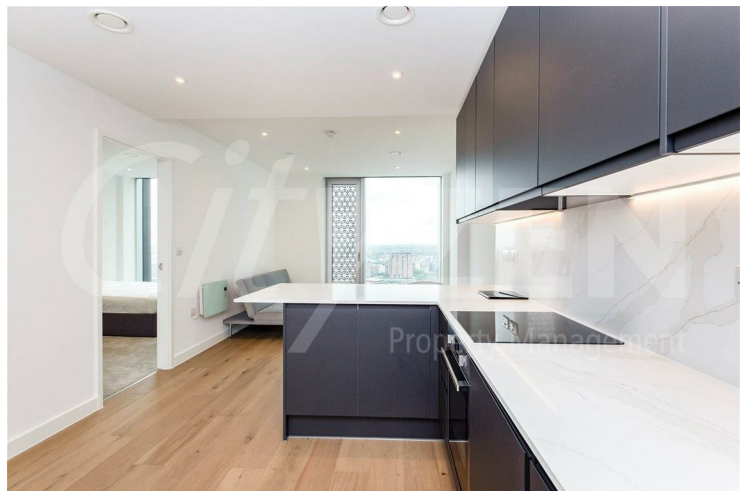
RESIDENTS SCREENING ROOM



THE VIADUX



RESIDENTS LOUNGE



KITCHEN

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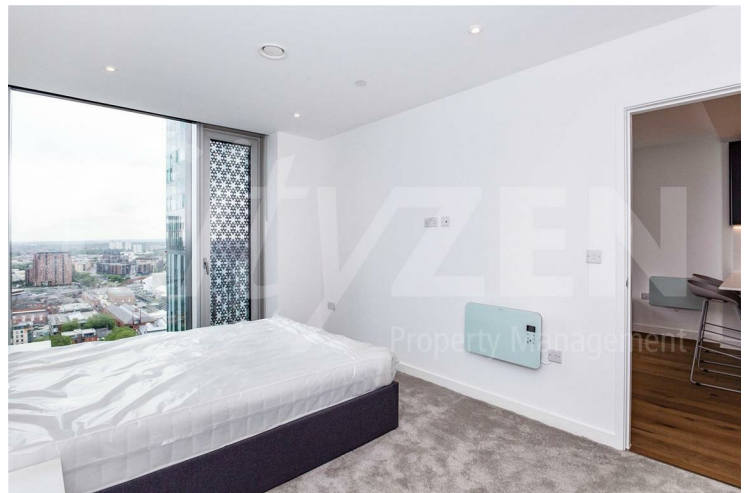
KITCHEN



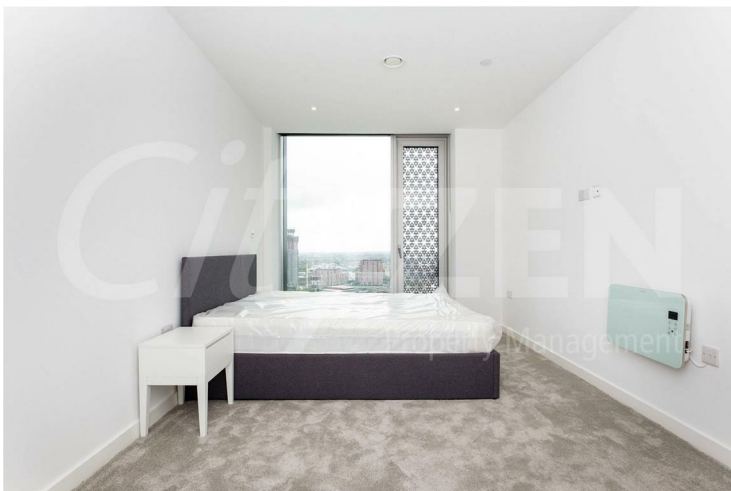
BEDROOM



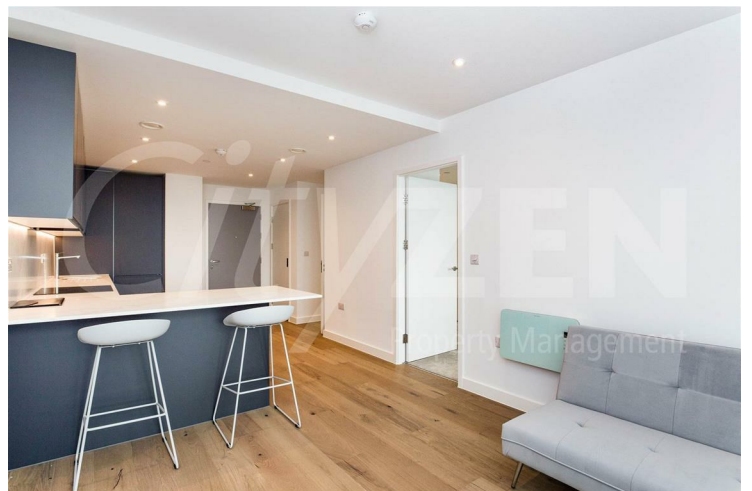
KITCHEN



BEDROOM



BEDROOM



KITCHEN

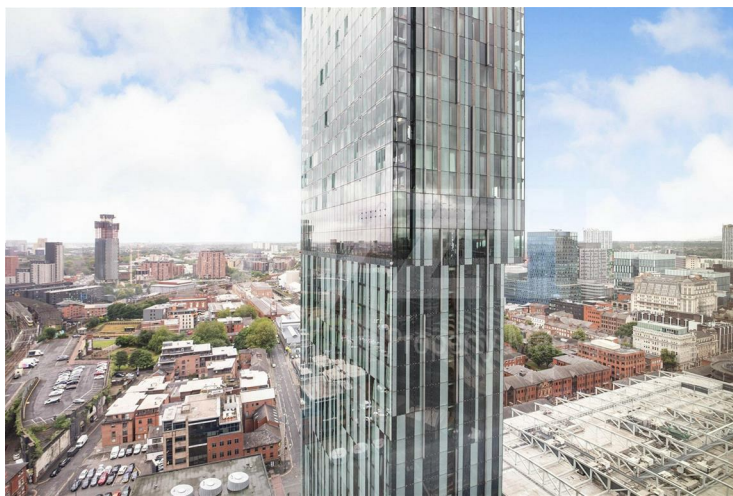
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KITCHEN



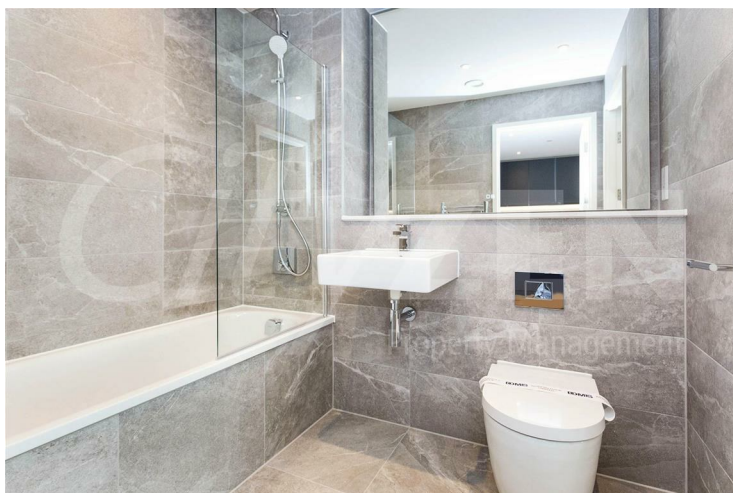
RECEPTION



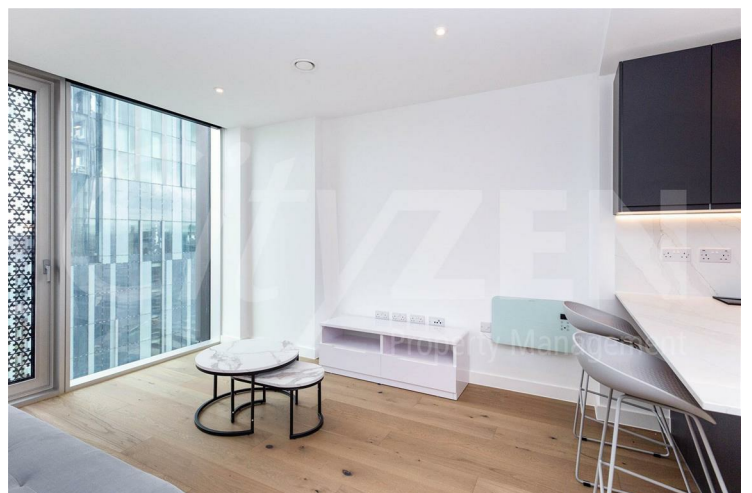
VIEW



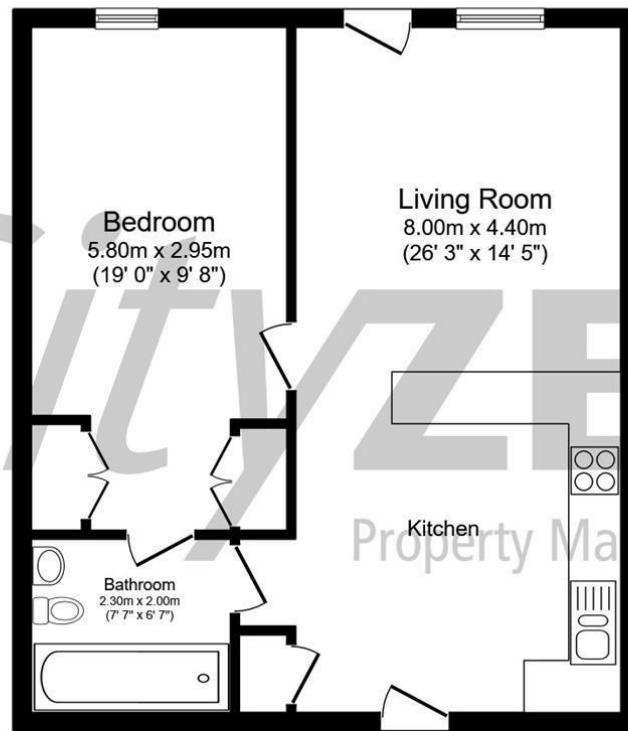
RECEPTION



BATHROOM



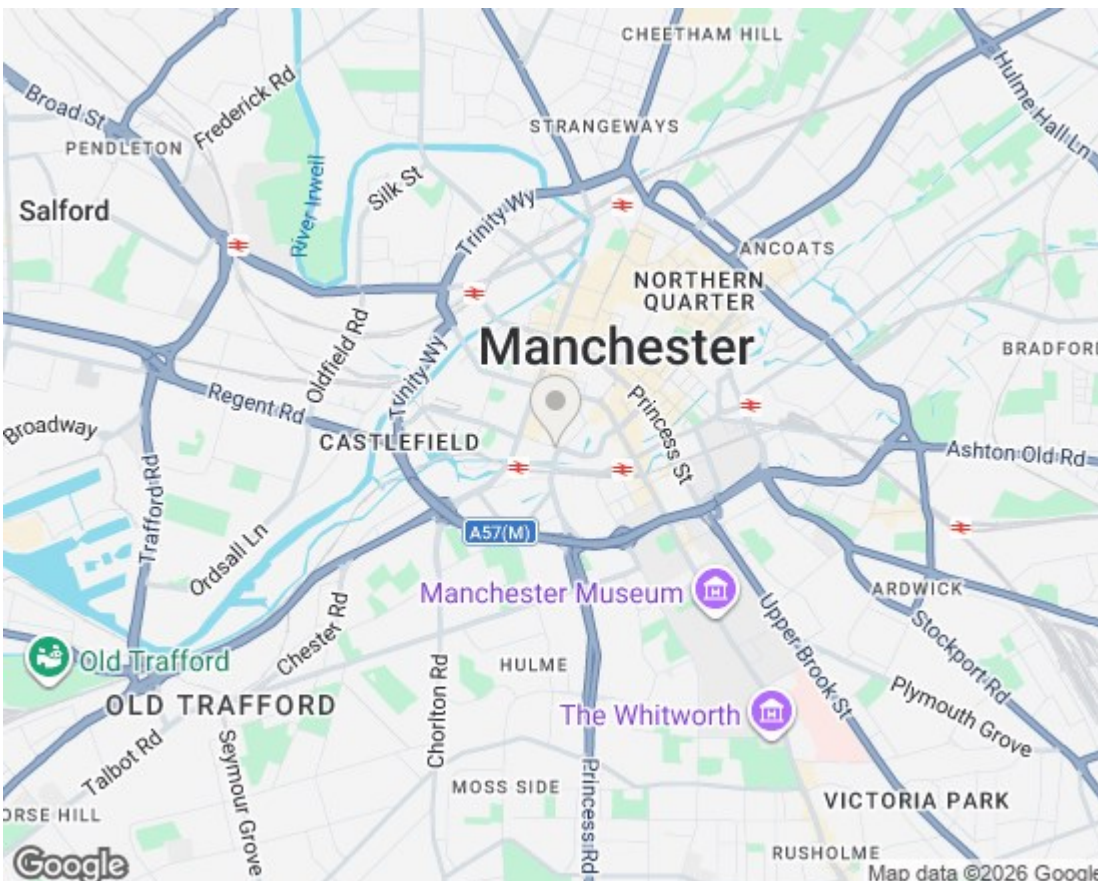
RECEPTION



Floor Plan

Total floor area 53.7 sq.m. (578 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	85	85
(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.