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VIADUX
No Smoking

Apt 3002 Viadux, 42 Great Bridgewater Street, Manchester, M1 5LQ

We are pleased to have for sale this stunning two bedroom apartment found on the 30th floor of the Viadux development, Deansgate.
The property benefits from unrivalled views of Manchester City Centre, as you walk through the entrance hallway you are greeted by the high specification kitchen with integrated appliances which is finished in a matte royal blue, the spacious lounge has floor to ceiling windows letting lots of natural light in, there are two double bedrooms both with built in wardrobes, with the master having an en-suite. There is also a family sized bathroom with modern amenities'. This is not one to miss!! Mortgage Buyers Welcome. World Class Facilities including gym, sauna, steam room and pool. Investment Opportunity 4.94% gross return.

Price £425,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance
Leading into the open plan lounge / kitchen , storage cupboard with hot water tank and plumbing for washing machine.

Kitchen / Llounge
21'7" x 19'2"
High specification kitchen with range of wall and base units finished in matte royal blue with complimentary under cabinet lighting and a white kitchen worktop, stone effect splash back., inset metal sink with mixer tap. Integrated fridge / freezer, dishwasher, oven / hob, dishwasher. The spacious lounge has wooden flooring, stunning views of Manchester city centre, electric heater, spot lighting, T.V access points.

Bedroom One
9'10" x 15'8"
Fitted carpets, floor to ceiling double glazed window, electric heater, spot lighting, built in wardrobe. Access to Jack and Jill style bathroom.

Bathroom
7'2" x 5'11"
Jack and Jill styled bathroom which has fully tiled floors and walls, with low level hand wash basin, W/C fitted cupboards and mirrors with heated towel rail and spot lighting

Bedroom Two
10'3" x 13'7"
Fitted carpets, floor to ceiling double glazed window, electric heater, spot lighting, built in wardrobe. Access to en-suite.

En-Suite
4'7" x 7'0"
Fully Tiled, Hand Wash basin, W/C Fitted cupboards with mirror, heated towel rail, walk in shower with rain attachment.

Externally

Residents have access to stunning facilities such as foosball tables in the communal lobby, concierge desk, sauna & steam room, swimming pool, state of the art gym and yoga room, terrace cinema and karaoke room.

Additional Information

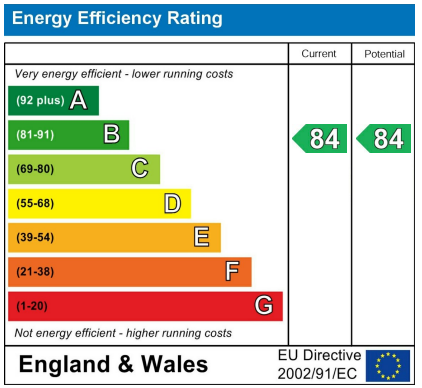
Service Charge - £4,388.00
Ground Rent - Zero
EPC- B
Council Tax Band- E
Lease- 250 years from 2004
Managing Agent- Zenith

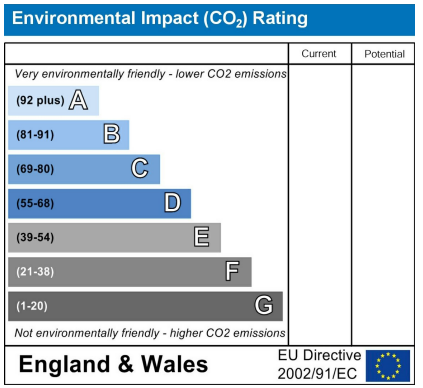
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





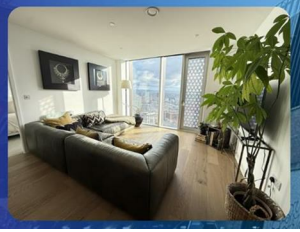
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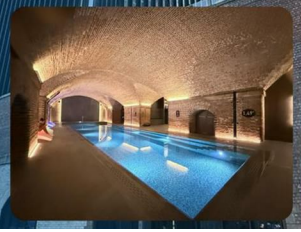
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A 2 bedroom apartment just off Deansgate with great views.

An investment opportunity providing a 4.9% gross rental yield.

MPORTANT INFORMATION: All figures are illustrative and should be independently verified. This flyer is marketing information, not financial,tax or legal advice.





SALE PRICE

£425,000

CURRENTLY ACHIEVING

£1,750 PCM

GROSS RENTAL YIELD

4.9%

INVESTMENT SCENARIO:

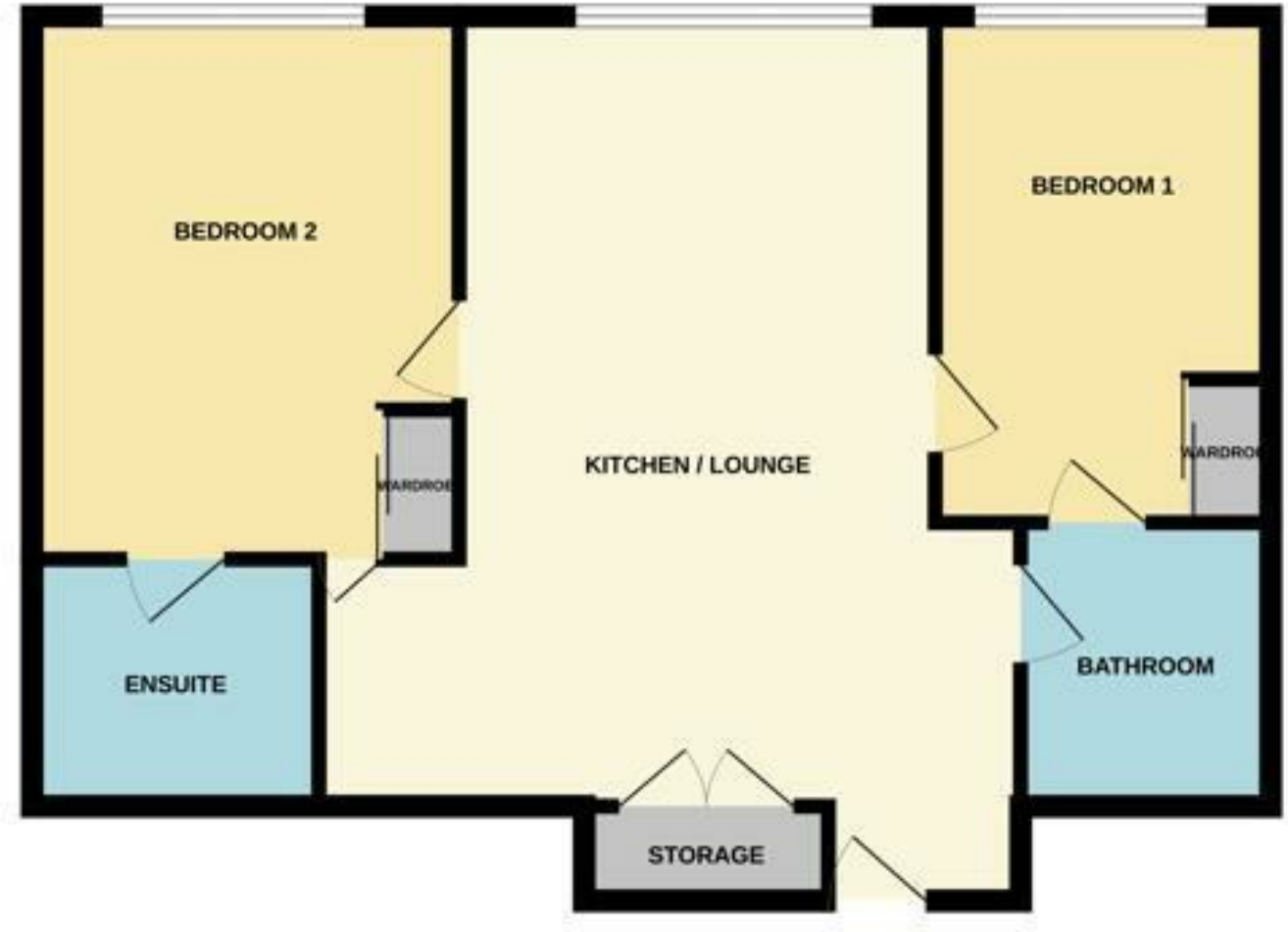
PURCHASE PRICE:	£425,000
DEPOSIT (25%):	£106,250
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£1,460.94
ANNUAL RENT:	£21,000
NET RETURN	£3,468.72

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED.









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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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