0247 401 2020 | enquiries@globalhouseestates.com

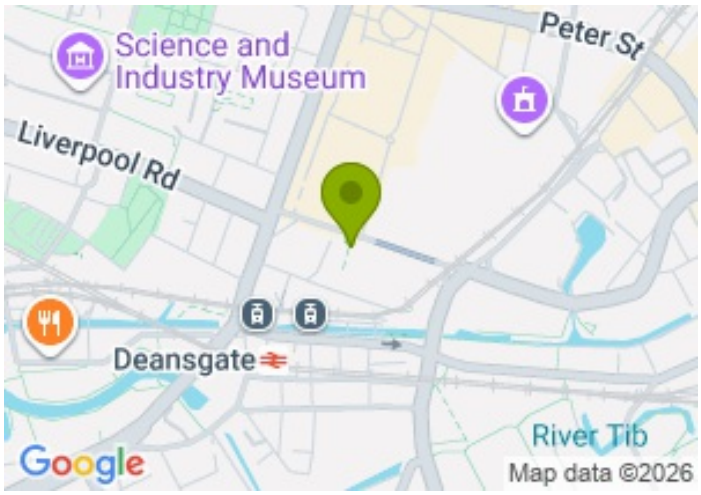
VIADUX, MANCHESTER, UK

£300,000.00

1 1 1



- One bedroom luxury apartment
- Stunning new development in fantastic location
- Smart and contemporary accommodation
- Amazing resident facilities - swimming pool, gym, lounge, co-working area, cinema room and more!
- Direct access to Deansgate tram stop and train station
- Excellent rental yield
- Tenancy in place - investors only



Propety Description

Set within the highly sought-after development by renowned developers Salboy, this exceptional one-bedroom apartment offers luxurious living in the heart of Manchester City Centre. The apartment is currently rented and suitable for investors only. Contact the office for more details!

This beautifully designed apartment features a spacious open-plan living and dining area, with floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is equipped with integrated electric appliances, while the generous double bedroom boasts two built-in wardrobes and an en-suite bathroom.

Residents at Viadux enjoy access to a range of outstanding amenities including a 24/7 concierge, residents' lounge, underground swimming pool and spa, gym, cinema room, karaoke room, and a private terrace—offering great comfort, convenience, and lifestyle.
With a vibrant mix of bars, cafes, and restaurants on the doorstep, and excellent connectivity via newly developed walkways and public spaces, Viadux links seamlessly to the city's major districts.

Perfectly positioned above Castlefield Locks and adjacent to Manchester Central, the property blends contemporary design with the charm of surrounding historic architecture brings a unique opportunity to those wishing to live within the heart of the city centre.

Contact us today to arrange your viewing.

Length of lease: approximately 249 years remaining
Service charge: circa £2951 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

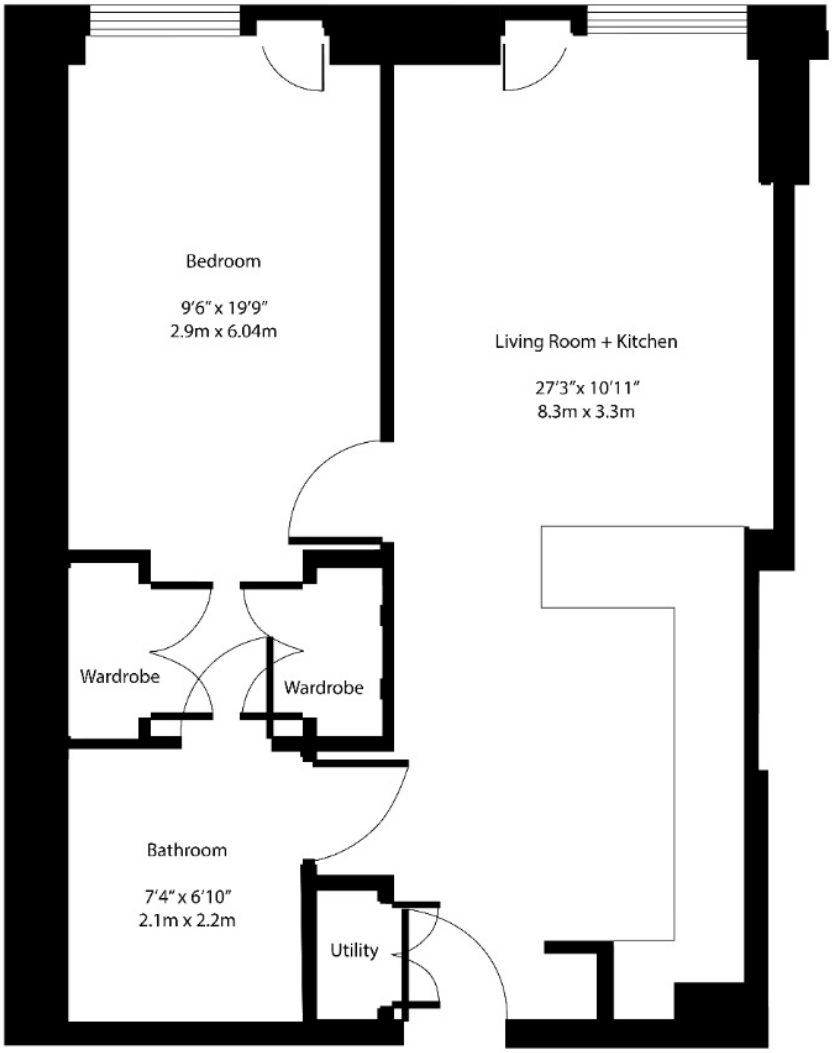
Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

Floor plan

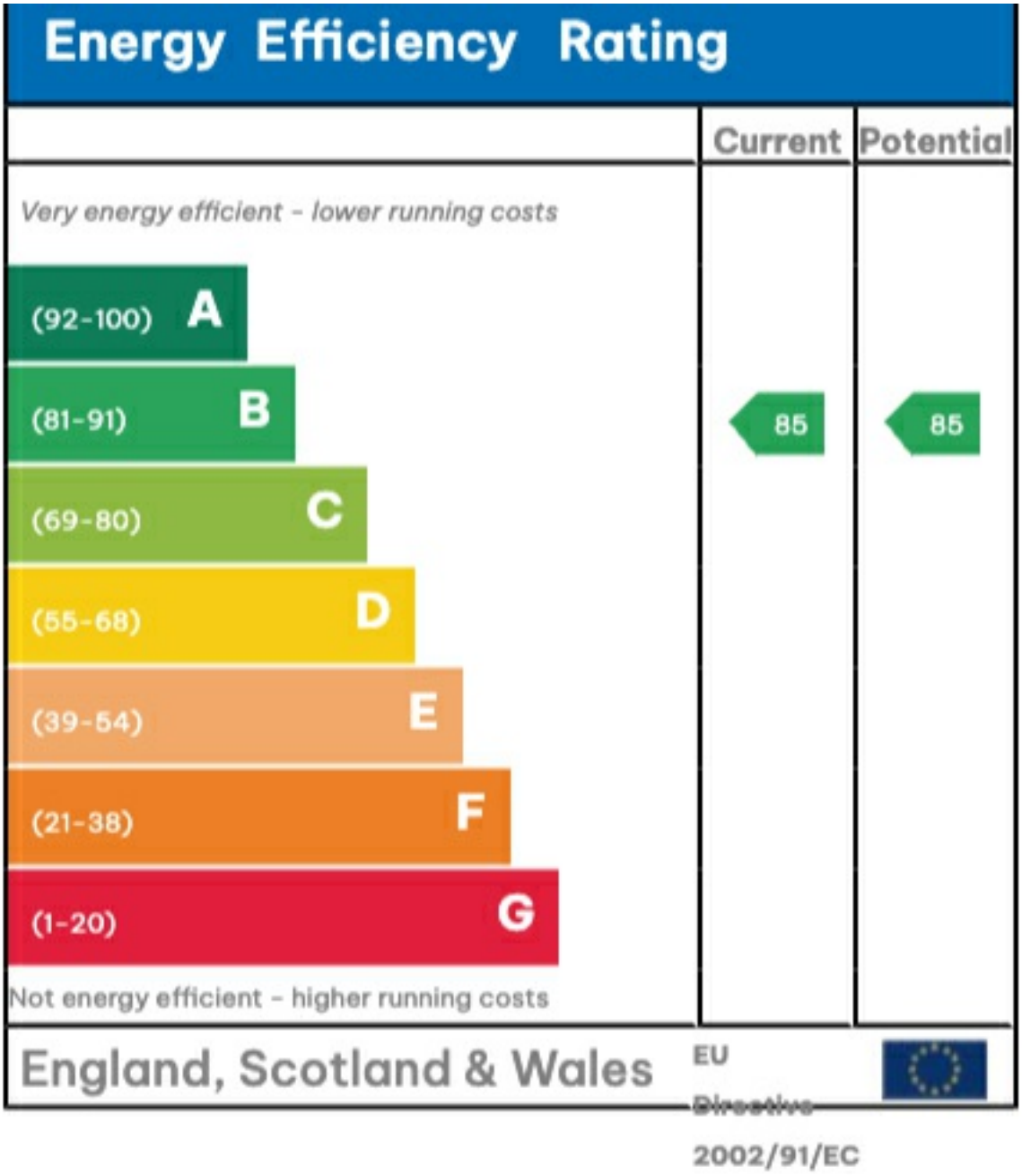
Approx. Total Area

50 sq m / 538 sq ft



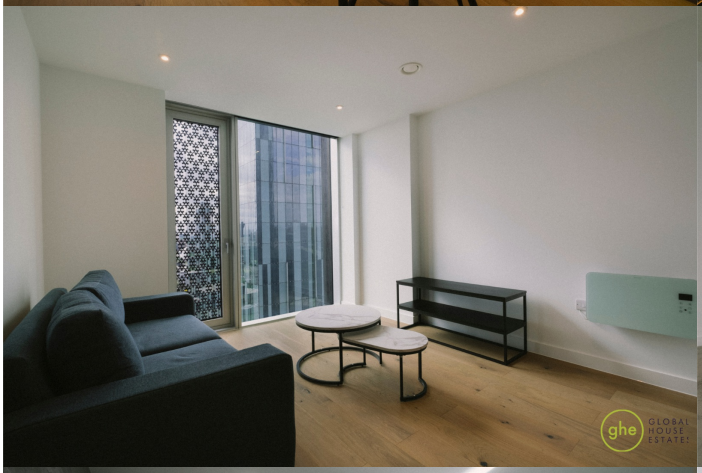
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
85
England, Scotland & Wales
EU Directive 2002/91/EC







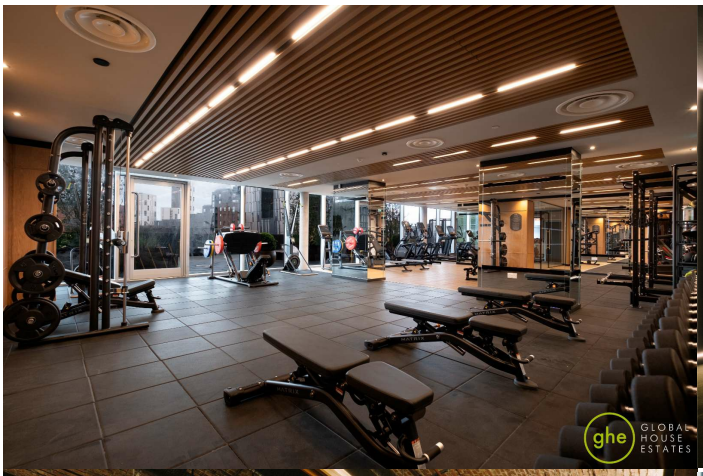




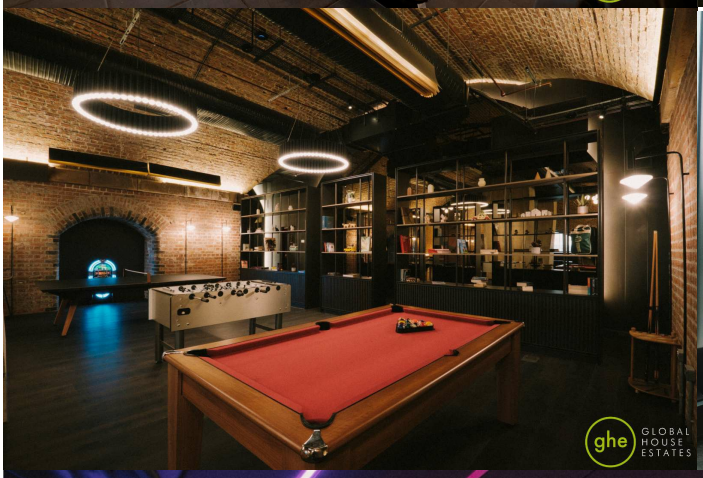


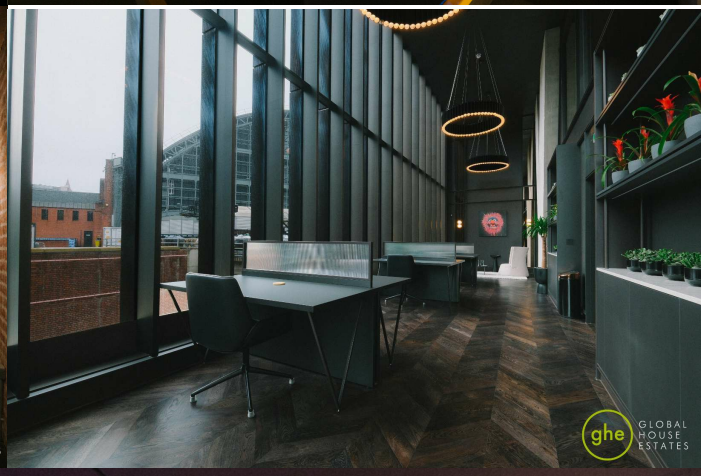














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