



Viadux, Manchester

1 bedroom apartment for sale

Offers Over £350,000 Leasehold

Description

NPP Residential is delighted to present this stunning 23RD FLOOR apartment located in the highly sought after Viadux development. This amazing development is one of a kind and benefits from a roman bath style swimming pool, gym, concierge, co-working space, karaoke room, cinema room and terrace.

Available now this immaculate apartment comprises from a large open plan kitchen and living area with a modern fully fitted kitchen, a spacious double bedroom benefiting from two fitted wardrobes and a jack and jill style three piece bathroom suite. This property is offered fully furnished.

The development has range of amenities such as an indoor swimming pool, state of the art gym, terrace, communal work spaces, karaoke room, cinema room and a 24-hour concierge.

Situated in the heart of Manchester city centre this apartment is in the perfect location with many shops, bars and restaurants right on your doorstep with excellent transport links via residents benefit to direct access to Deansgate metrolink station.

Council Tax Band: TBC

Tenure: Leasehold (249 years)

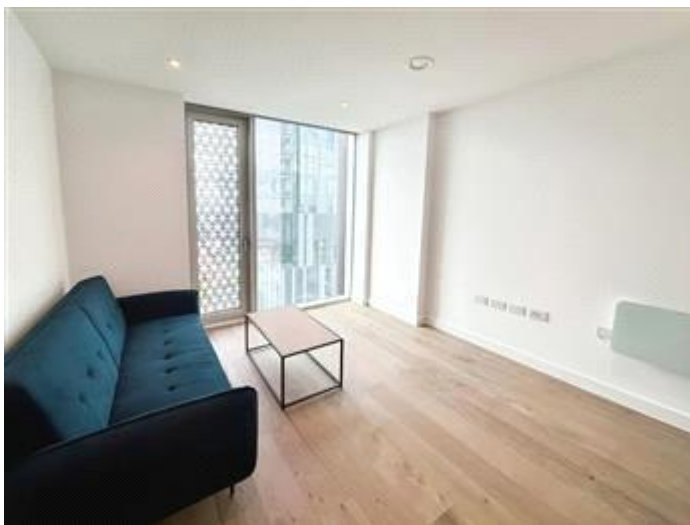
Service Charge: £2,000 per year



Service charge ground rent currently £2000 annually, may increase to £2500

Tenure

Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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