



Viadux, Deansgate

£485,000 Leasehold

2 bedroom apartment for sale

Description

Discover unparalleled luxury living on the 29th floor of the prestigious Viadux development with this exquisite 2-bedroom, 2-bathroom apartment. Set within one of Manchester's most iconic and sought-after residential towers, this residence offers breathtaking panoramic city views combined with exceptional design and high-end finishes throughout.

Viadux is renowned for its unique blend of contemporary architecture and resort-style amenities, including a rare Roman bath-inspired indoor swimming pool, a fully equipped state-of-the-art fitness centre, a stylish communal terrace perfect for socializing or relaxing, and thoughtfully designed co-working spaces ideal for remote working or meetings. Entertainment options abound with a private karaoke room and a luxurious cinema room, while the 24-hour concierge service ensures every resident's needs are met with the utmost professionalism and care.

Step inside this immaculate apartment to discover a spacious open-plan living area, flooded with natural light from floor-to-ceiling windows that frame spectacular views of the city skyline. The modern, fully fitted kitchen boasts high-quality appliances, sleek cabinetry, and a convenient breakfast bar, making it perfect for both casual dining and entertaining guests.

The home features two generously sized double bedrooms, each



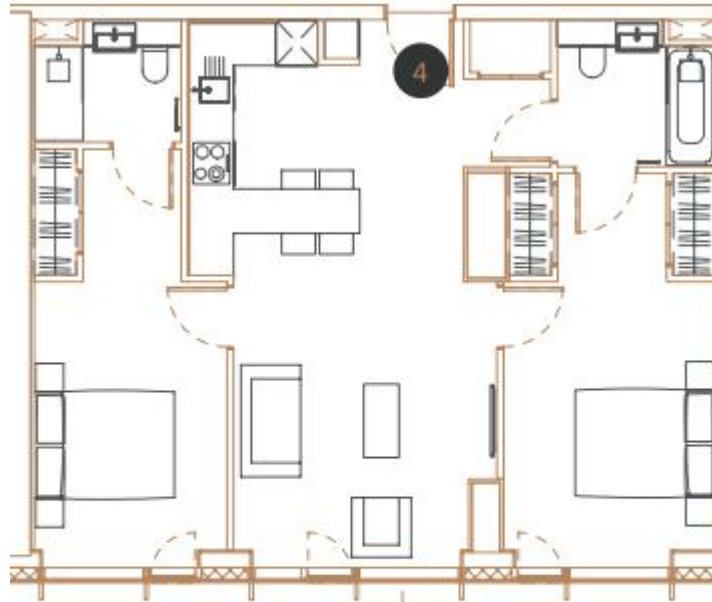
equipped with bespoke fitted wardrobes to maximize storage. The master bedroom benefits from a contemporary en-suite shower room, designed with elegant fixtures and premium finishes. The main bathroom is a thoughtfully designed Jack and Jill three-piece suite, accessible from both the hallway and second bedroom, offering privacy and convenience for residents and guests alike.

Perfectly positioned in the vibrant heart of Manchester city centre, this apartment places you within easy reach of a wide array of shops, bars, and renowned restaurants, ensuring the best of urban living is right on your doorstep. Excellent transport links include direct access to Deansgate Metrolink station, making commuting or exploring the city effortless.

This exceptional Viadux apartment combines sophisticated design, premium amenities, and a prime location to deliver an unparalleled lifestyle opportunity in Manchester’s dynamic cityscape.

Council Tax Band: E
Tenure: Leasehold (249 years)
Ground Rent: £0 per year
Service Charge: £1,076.16 per quarter
250 years from 2024.

Tenure
Leasehold



2 BED

Type 4

796.5 sq.ft



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
 NPP Residential - Head Office
 22 Lloyd Street, Manchester M2 5WA
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>