

Directions

Postcode - M1 5LR What three words - lists.home.sticks

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B	(81-91) B	(81-90) C	(81-90) C
(69-80) C	(69-80) C	(69-80) D	(69-80) D
(55-68) D	(55-68) D	(55-68) E	(55-68) E
(39-54) E	(39-54) E	(39-54) F	(39-54) F
(21-38) F	(21-38) F	(21-38) G	(21-38) G
(1-20) G	(1-20) G	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



CHARLES LOUIS

HOMES LIMITED



42 Great Bridgewater St
, Manchester, M1 5LR

£480,000



- Exceptional two-bedroom apartment in Viadux 1 – Development of the Year, Property Week RESI Awards 2025
- Access to premium resident amenities including gym, yoga and cycle studios, spa, swimming pool, steam room, sauna, vitality pool, and jacuzzi
- Dedicated concierge service and residents' lounge located within the historic viaduct arches
- Iconic 40-storey tower designed by SimpsonHaugh, combining striking architecture with elegant interiors
- Set within beautifully restored Grade II listed railway viaducts, blending industrial heritage with modern luxury
- Entertainment features include a private lounge, surround-sound cinema room, and vibrant karaoke pod
- Tenure - Leasehold, Council Tax - Manchester band D, EPC rated C

42 Great Bridgewater St , Manchester, M1 5LR

3710 Viadux (Unit 42), Great Bridgewater Street, Manchester M1 5LR is an exceptional two-bedroom apartment, located in the award-winning Viadux 1 tower – named Development of the Year at the Property Week RESI Awards 2025

Set within the restored Grade II listed railway viaducts, this residence offers luxurious left-to-right living infused with Manchester's industrial heritage.

Residents at Viadux enjoy access to a suite of high-end amenities. A fully equipped state-of-the-art gymnasium, complete with yoga and cycle studios, supports an active lifestyle. Adjacent to this lies a stunning swimming pool, spa, steam room, sauna, vitality pool and jacuzzi—all nestled beneath atmospheric vaulted brick arches. For relaxation and entertainment, there's a private lounge, cinema room with surround sound, and a vibrant karaoke pod. The on-site concierge and residents' lounge in the Grade 2 viaducts further enhance the boutique, community feel.

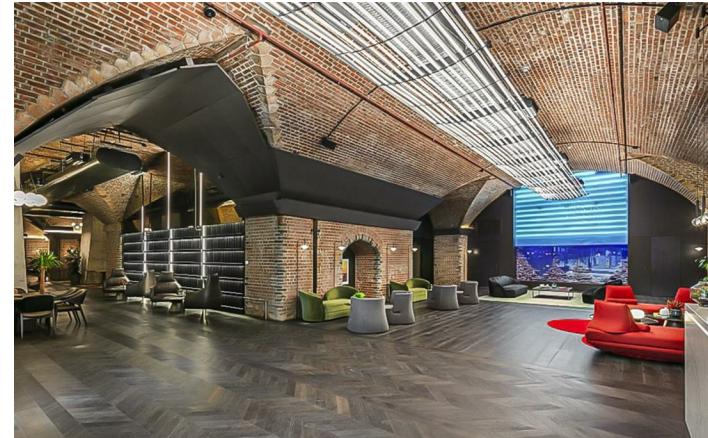
Architecturally, Viadux is a 40-storey tower by SimpsonHaugh, seamlessly integrating high-end living spaces with historic brick viaducts. Its prime location next to Castlefield Locks, Deansgate-Castlefield Metrolink, and Manchester Central places it at the very heart of the city's cultural and commercial quarters.

In summary, 3710 Viadux offers a rare blend of industry-heritage charm and contemporary luxury, featuring unrivalled wellness, entertainment, and concierge facilities—all within an award-winning development in the vibrant core of Manchester.

*Some of our images have had furniture virtually removed to give a true view of the space

Building Entrance

The Grade II listed viaducts house a boutique residents' lounge and concierge service, creating a unique sense of community. Just beyond, an array of first-class amenities awaits, including a state-of-the-art gym with dedicated yoga and cycle studios, a tranquil spa area with a swimming pool, sauna, steam room, vitality pool and jacuzzi—beautifully set beneath atmospheric vaulted brick arches. For downtime and entertainment, residents can also enjoy a stylish cinema room, vibrant karaoke pod, and exclusive private lounge.



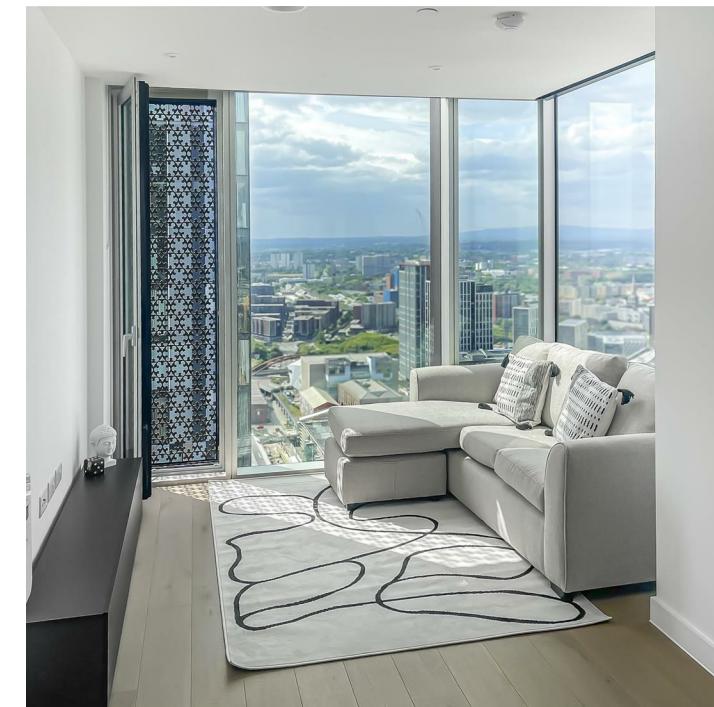
Entrance Hallway

67 x 95, 135 x 34 (2.01m x 2.87m, 4.09m x 1.02m)

Living Room

9'7 x 14'3 (2.92m x 4.34m)

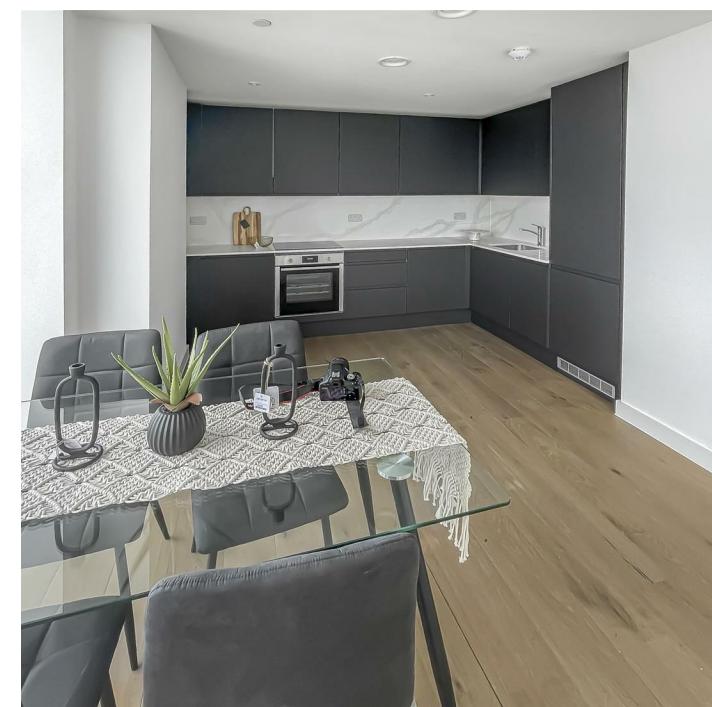
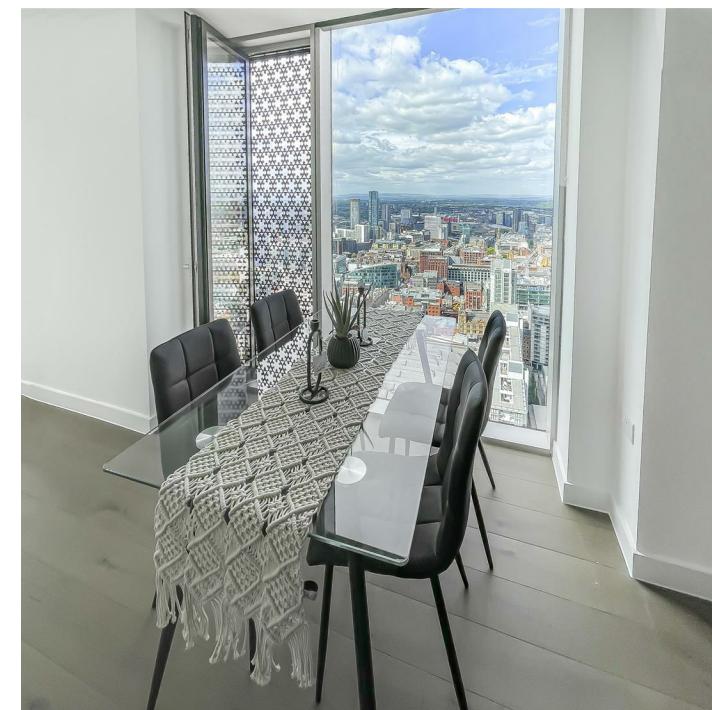
Dual aspect aluminium framed floor to ceiling windows with spectacular views over Manchester city centre, wood effect laminate flooring, electric heaters and ceiling spot lights, open plan to the dining area and kitchen.



Dining Area

9'11 x 6'3 (3.02m x 1.91m)

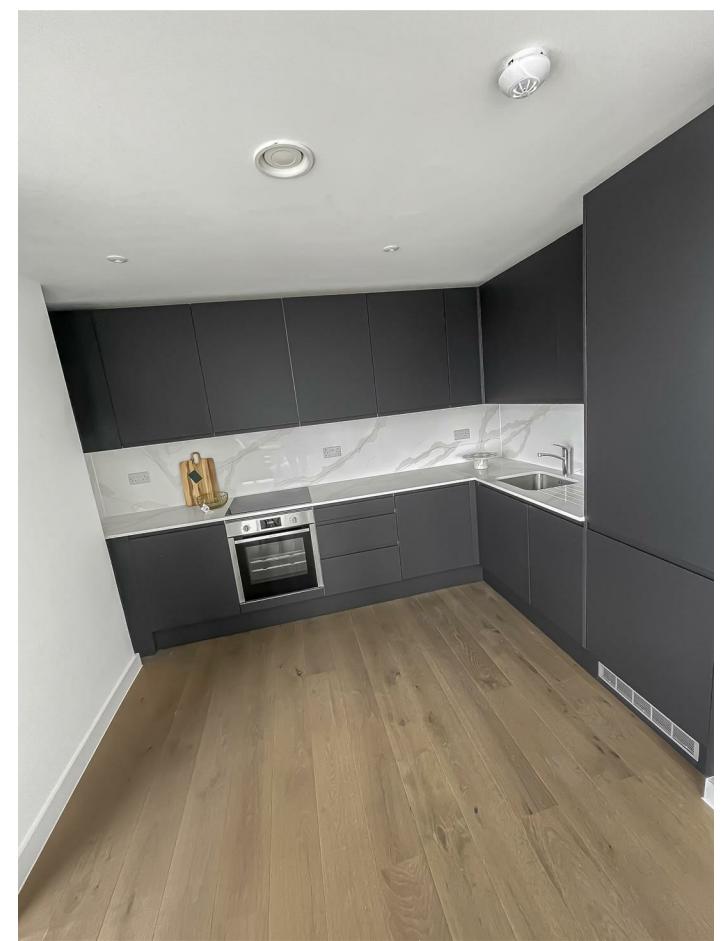
An aluminium framed floor to ceiling window with views over Manchester city centre, wood effect laminate flooring, electric heaters and ceiling spot lights, open plan to the kitchen and living space.



Kitchen

11'2 x 6'5 (3.40m x 1.96m)

With wood effect laminate flooring, ceiling spotlights, power points, range of wall and base units with complementing work surfaces, inset sink with mixer tap, integrated fridge freezer, dishwasher and washing machine, built in electric oven and induction hob.



Bedroom One

9 x 13'9 (2.74m x 4.19m)

Aluminium framed floor to ceiling window with views over Manchester city centre, built in wardrobe, electric heaters and inset ceiling spot lights. Access to en-suite.

