

Let **UK** Home

2 Bedrooms

Flat

**Located
in Manchester**

£1,800 Per Month



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



1 Trinity Way Manchester

M3 4GD



Let UK Home are excited to offer this spectacular two-bedroom apartment in Vista River Tower located set along the serene River Irwell at Trinity Island in Manchester.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, two bright double bedrooms(master with fitted wardrobe & en-suite), one modern family bathroom and ample storage.

The residents of this building will have access to an extensive range of resident amenities spread across four floors, carefully crafted to promote wellbeing and enhance the lifestyle of its residents. Among the standout amenities are The Wellness Deck, which includes a fitness space and climbing wall, The Green & Screen with a putting green and outdoor cinema, the Urban Tails dog spa, and The Flume Lounge & Kitchen, just to name a few.

Vista River Gardens offers convenient living, with many of Manchester's most popular attractions right on your doorstep. These include: Castlefield Urban Heritage Park, Manchester Opera House, HOME at First Street, The Whitworth Art Gallery, Manchester Museum, and the Museum of Science and Industry. Spinningfields, a business district, is also within easy reach, offering fine dining and shopping options. Renowned brand stores like Selfridges and Harvey Nichols in Manchester city center further enhance the shopping experience.

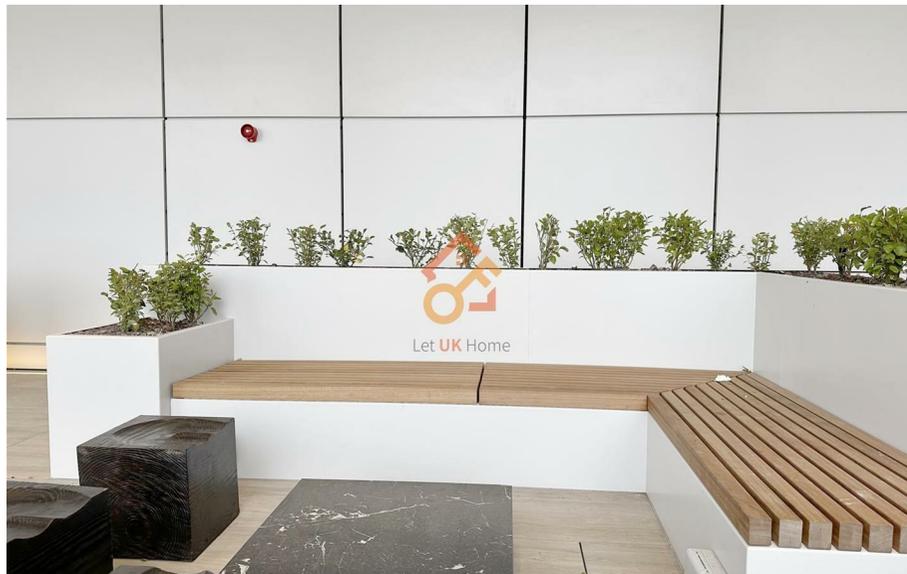
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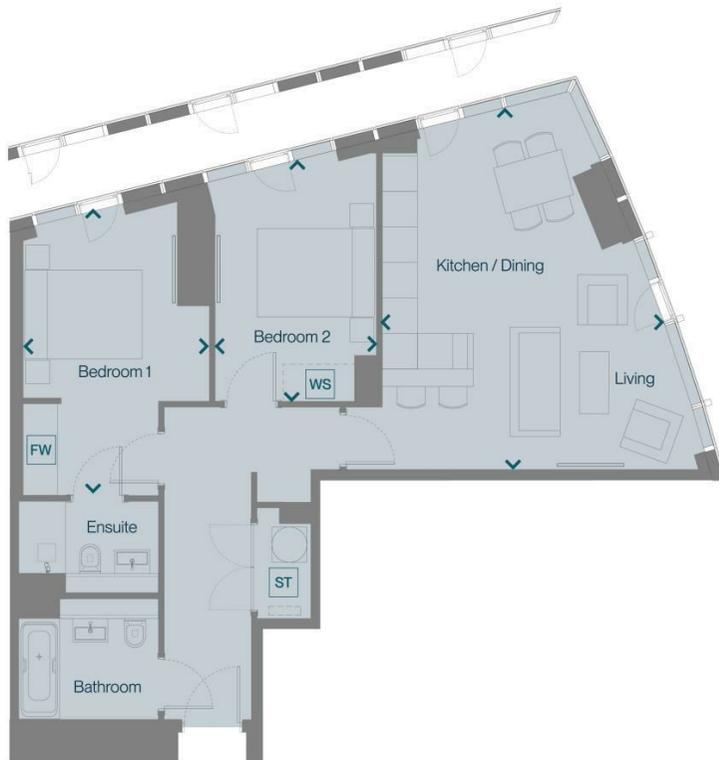
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- 26th Floor
- Concierge Service
- The Gym
- Co-working Space



- EPC Rating: B
- 24h Security
- Cinema & Game Room
- Residents Lounge





- Key
- Purge Vent Door
 - Fitted Wardrobe
 - Wardrobe Space
 - Store Cupboard
 - Water Cylinder

Total floor area

76 square metres



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1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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