



## Vista River Gardens, Trinity Way, Manchester, M3 4GB

**£403 Per Week**

A two-bedroom apartment located in the brand-new Vista River Gardens development, offering modern riverside living just minutes from Manchester city centre.

The property features a bright and spacious open-plan living and kitchen area with floor-to-ceiling windows that maximise natural light and take full advantage of the corner position. The kitchen comes complete with high-quality integrated appliances and sleek finishes, while both double bedrooms are generously sized, including a stylish en-suite to the primary bedroom. A modern bathroom, quality flooring throughout and a clean, elegant design complete the apartment's premium feel.

Vista River Gardens is one of Manchester's most exciting new residential communities, set along the River Irwell and designed to provide an exceptional lifestyle for residents. The development offers a wide range of first-class amenities, including a 24/7 concierge, state-of-the-art gym and wellness suite, cinema room, co-working lounges and beautifully landscaped gardens. Residents can also enjoy rooftop terraces with impressive views, outdoor fitness areas and a selection of social spaces ideal for relaxation or entertaining. Pet-friendly facilities, including a dedicated dog spa, as well as secure cycle storage.

COMES FURNISHED. AVAILABLE NOW.

- 24/7 Concierge
- Co-working lounges & private workspaces
- Pet-friendly facilities, including a dog spa
- AVAILABLE NOW
- State-of-the-art gym and wellness suite
- Rooftop terraces & landscaped gardens
- 2 BED 2 BATH APARTMENT
- Cinema room & entertainment spaces
- Outdoor fitness areas & social spaces
- FURNISHED

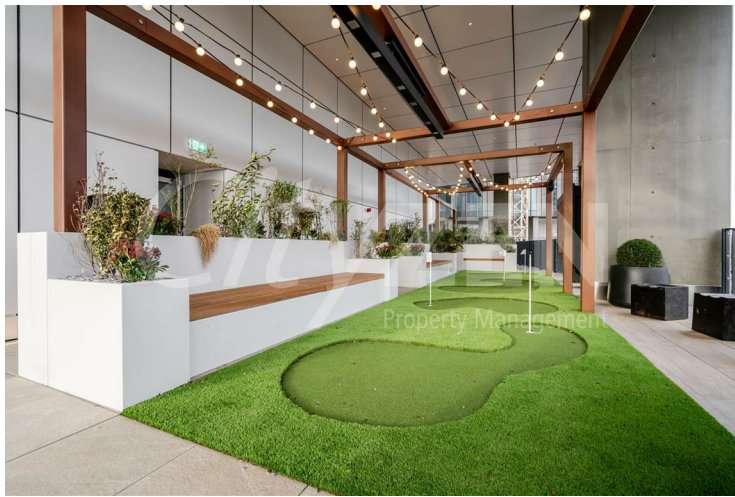
**Vista River Gardens, Trinity Way, Manchester, M3 4GB**



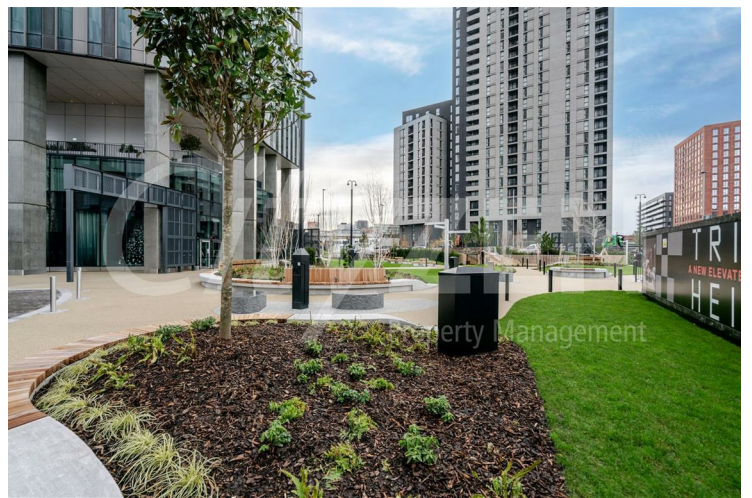
**OUTDOOR CLIMBING AREA**



**RESIDENTS MINI GOLF**



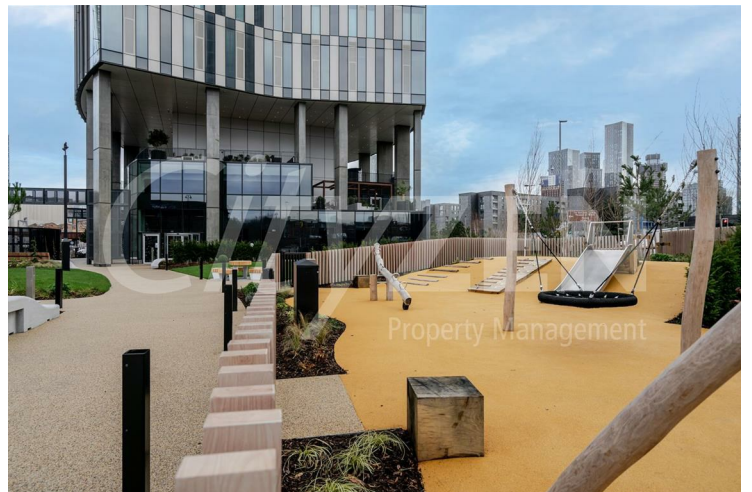
**RESIDENTS' MINI GOLF**



**COMMUNAL GARDEN**



**RESIDENTS' OUTDOOR GYM**



**COMMUNAL GARDEN**

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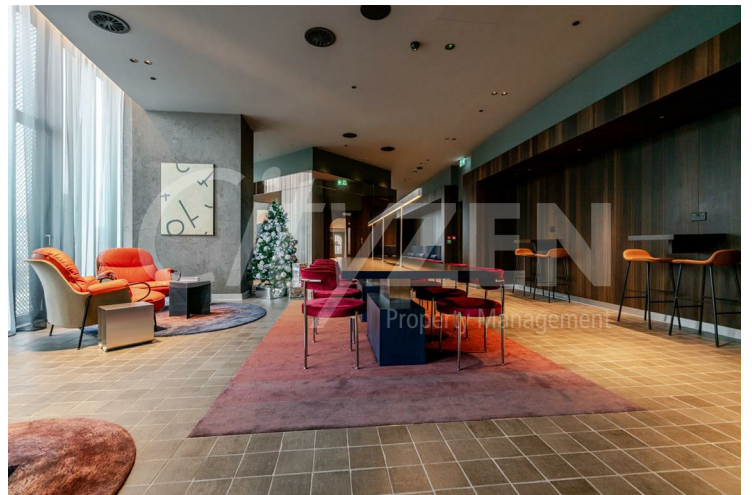
VISTA RIVER GARDENS



VISTA RIVER GARDENS



VISTA RIVER GARDENS

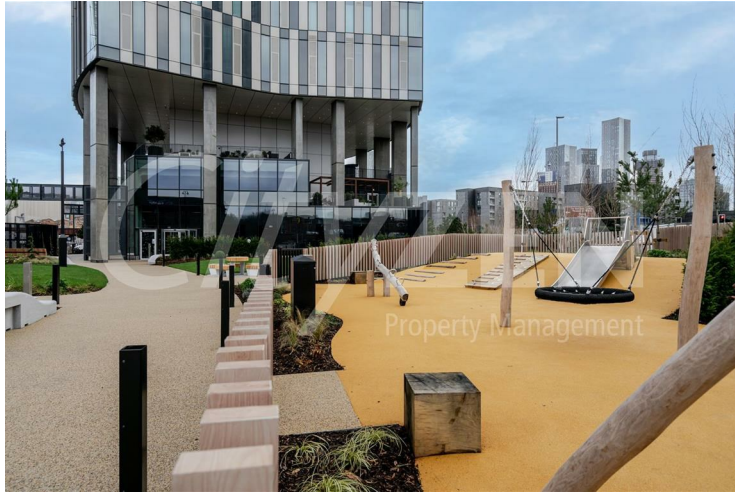


RESIDENTS LOUNGE



RESIDENTS LOUNGE

# Vista River Gardens, Trinity Way, Manchester, M3 4GB



COMMUNAL GARDENS



COMMUNAL LOUNGE AREA



COMMUNAL LOUNGE AREA



RESIDENTS' PICTURE HOUSE



COMMUNAL LOUNGE AREA



RESIDENTS' PICTURE HOUSE

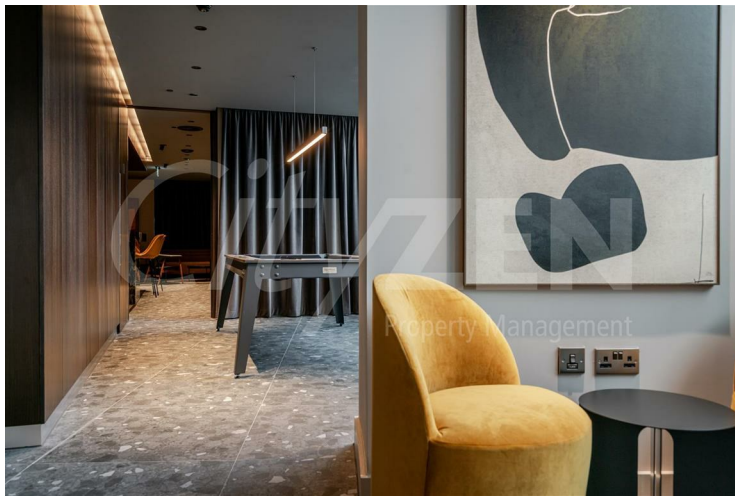
Vista River Gardens, Trinity Way, Manchester, M3 4GB



COMMUNAL LOUNGE AREA



COMMUNAL KITCHEN AREA



COMMUNAL LOUNGE AREA



COMMUNAL LOUNGE AREA



RESIDENTS' POOL TABLE



RESIDENTS' GYM

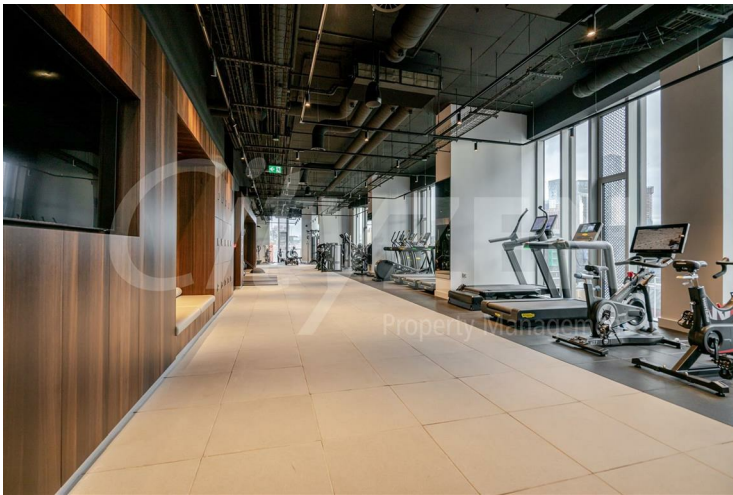
# Vista River Gardens, Trinity Way, Manchester, M3 4GB



RESIDENTS' GYM



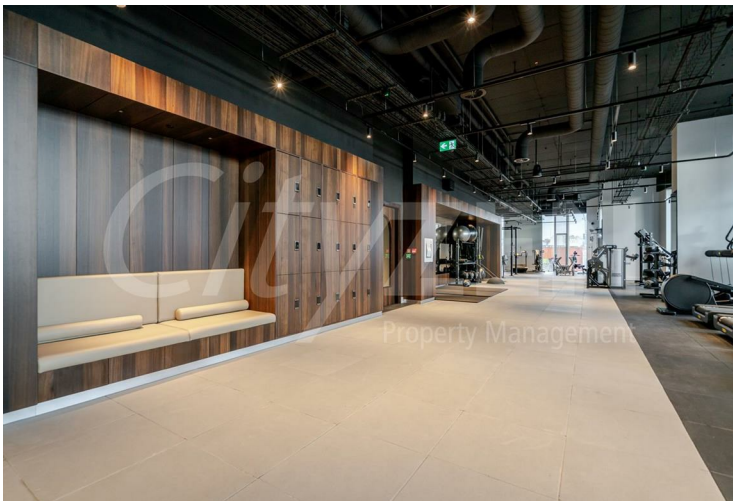
RESIDENTS' GYM



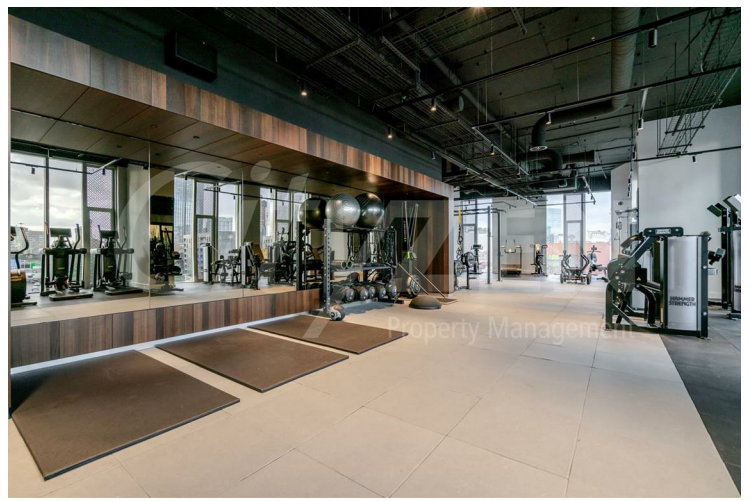
RESIDENTS' GYM



RESIDENTS' GYM

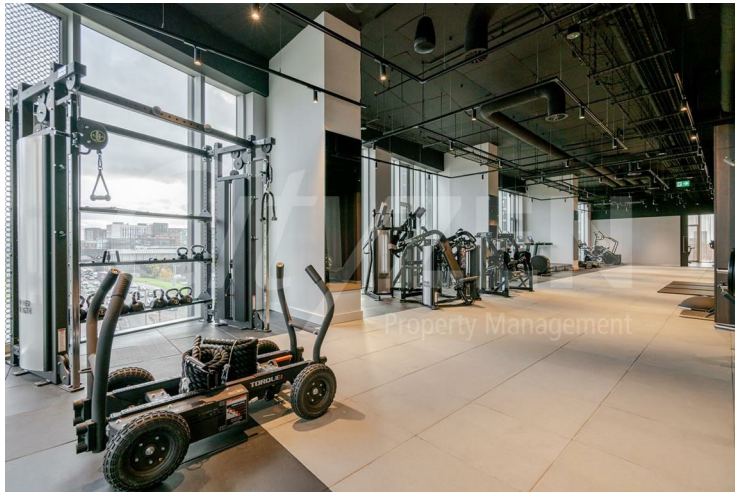


RESIDENTS' GYM



RESIDENTS' GYM

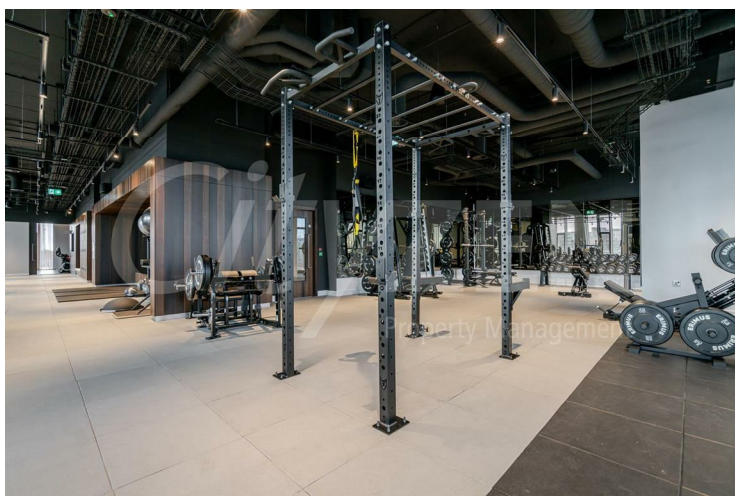
# Vista River Gardens, Trinity Way, Manchester, M3 4GB



RESIDENTS' GYM



HALLWAY



RESIDENTS' GYM  
COMMUNAL AREA



BEDROOM



EN-SUITE



BATHROOM

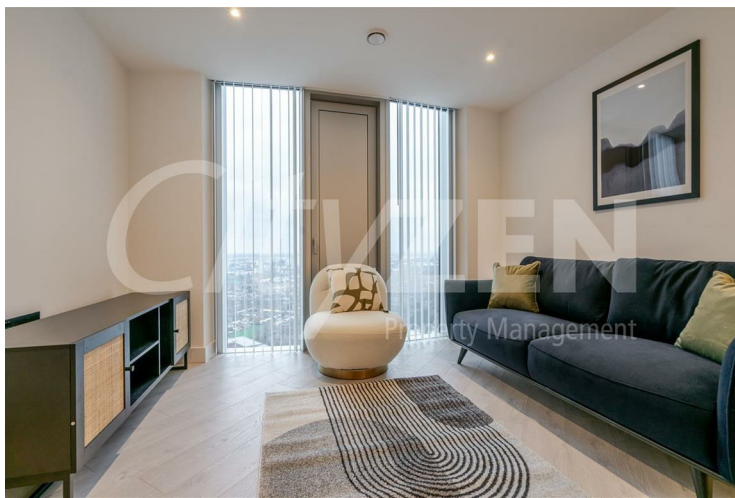
Vista River Gardens, Trinity Way, Manchester, M3 4GB



RECEPTION



DINING AREA/KITCHEN



RECEPTION



KITCHEN



RECEPTION



RECEPTION



# Vista River Gardens, Trinity Way, Manchester, M3 4GB



VIEW



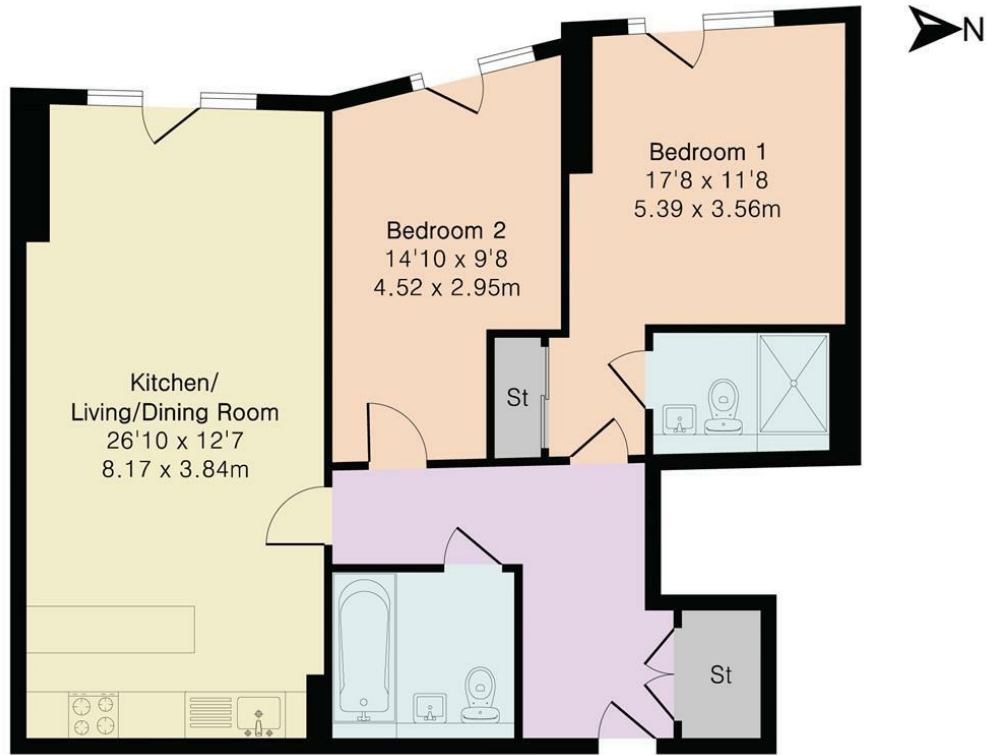
BEDROOM



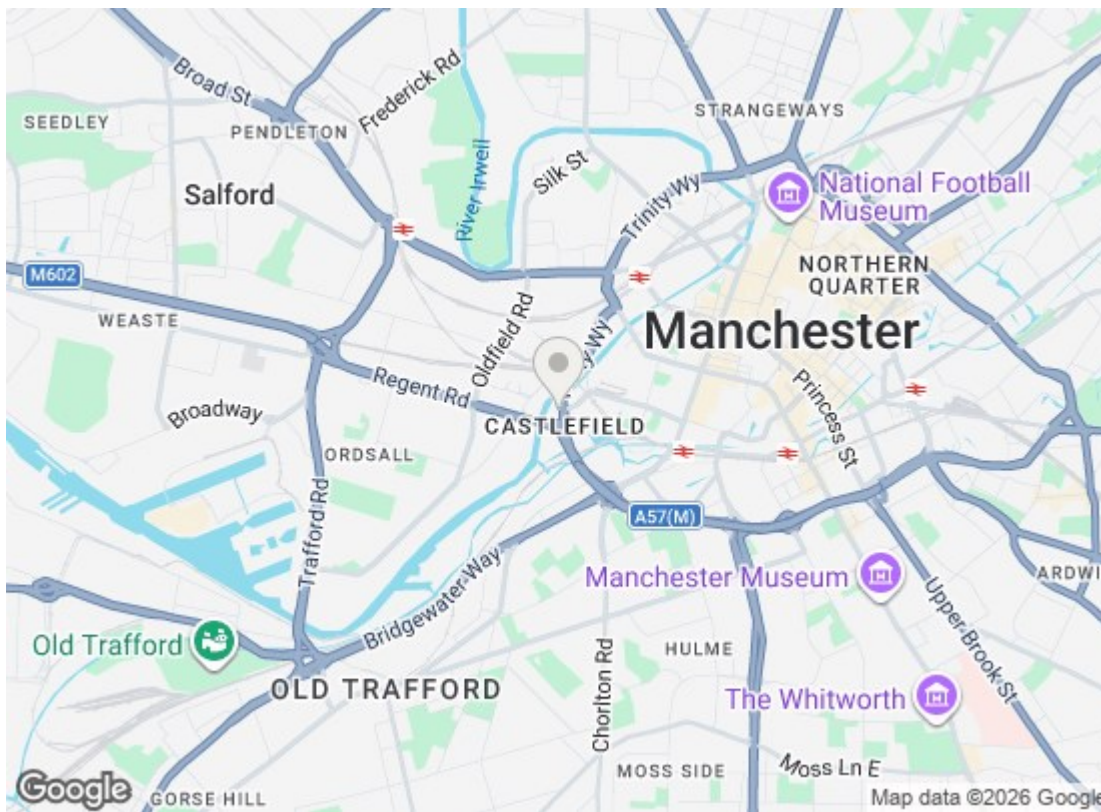
BEDROOM

# 3106 Vista River Gardens, 1 Trinity Way, Salford, M3 4GA

## Approximate Gross Internal Area 895 sq ft - 83 sq m



Thirty First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.