



Waterhouse Gardens, Dutton Street, Manchester, M3 1LE

£369 Per Week

WATERHOUSE GARDENS

BRAND NEW 2 BED 2 BATH APARTMENT

This apartment offers a high-spec interior and open-plan living, the property includes access to premium amenities such as a gym, swimming pool, cinema room, co-working spaces, and 24-hour concierge.

Ideally situated just a short walk from Victoria Station, AO Arena, and the city's top retail and dining spots. Perfect for professionals seeking comfort and convenience in central Manchester.

FURNISHED UPON REQUEST.

AVAILABLE FROM NOW.

- 2 DOUBLE BEDROOMS
- 24 HOUR CONCIERGE
- AVAILABLE NOW
- 1ST FLOOR
- FURNISHED UPON REQUEST
- PRIME CENTRAL LOCATION
- 2 BATHROOMS
- ACCESS TO GYM, POOL, CINEMA ROOM & CO WORKING SPACE
- WATERHOUSE GARDENS
- IDEAL FOR PROFF SHARERS OR STUDENTS

Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



RESIDENTS LOUNGE



BEDROOM



RESIDENTS LOUNGE



BEDROOM



BATHROOM



BEDROOM

Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



EN-SUITE



KITCHEN



BEDROOM



KITCHEN



RECEPTION



RECEPTION

Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



RECEPTION



HALLWAY



KITCHEN



KITCHEN

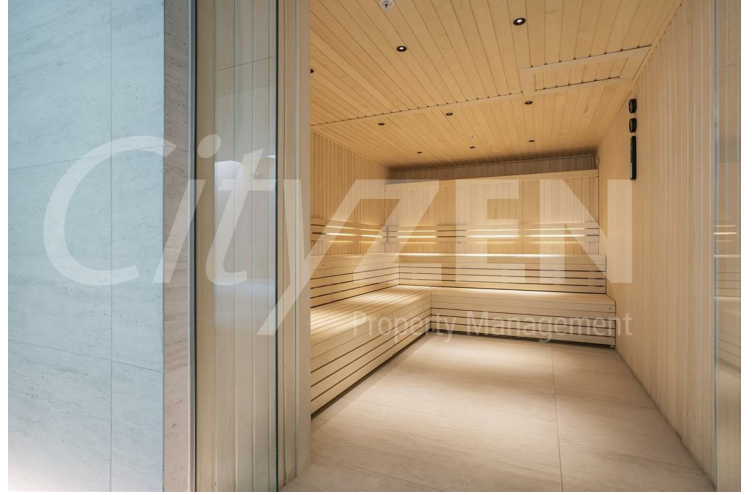


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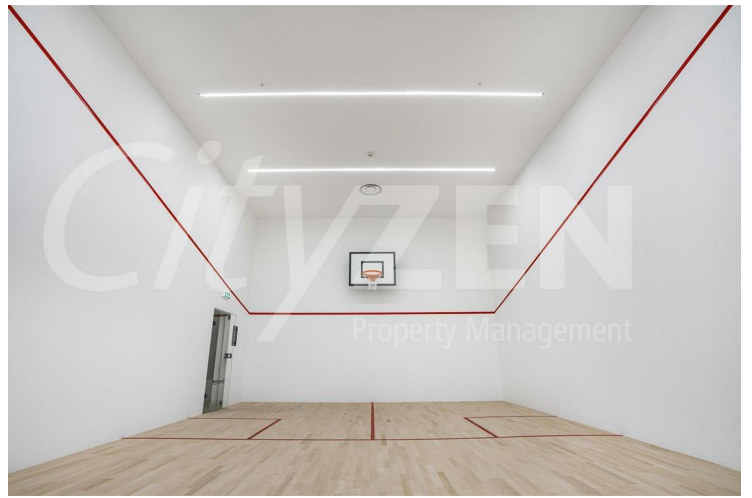
WATERHOUSE GARDENS



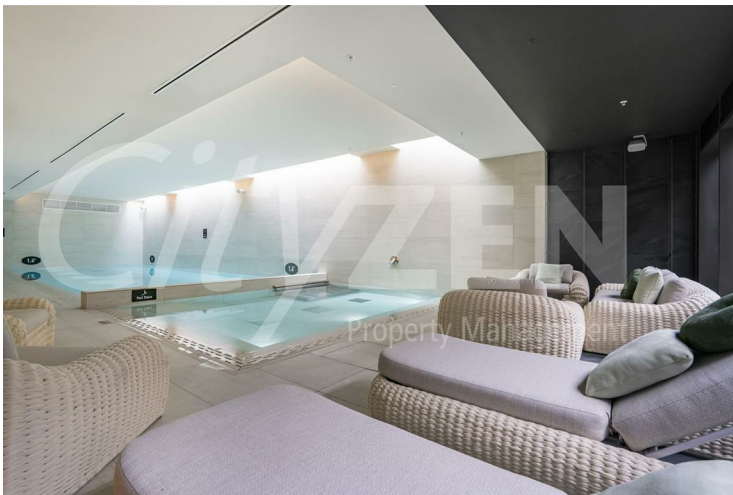
SAUNA



RESIDENTS LOUNGE



SQUASH ROOM



POOL



POOL

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SPA

Flat 105, Waterhouse Tower, 1 Dutton Street, Manchester, M3 1AB
Approximate Gross Internal Area 766 sq ft - 71 sq m



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