



## **Waterhouse Gardens Dutton Street, Manchester, M3 1LE**

**£300 Per Week**

UNFURNISHED ONE BED AVAILABLE WEEK COMM 2ND FEB

Discover this beautifully designed one-bedroom apartment in the brand-new Waterhouse Gardens development, located just a 10-minute walk from Manchester city centre.

This spacious, contemporary home features an open-plan layout with a sleek, modern kitchen complete with integrated appliances, ideal for stylish urban living.

Residents enjoy access to a host of premium amenities, including a swimming pool, fully equipped gym, cinema room, co-working spaces, and a welcoming lobby.

Perfectly positioned in Salford's fast-growing neighbourhood, it offers the best of city convenience and luxury lifestyle in one exceptional package.

AVAILABLE FROM EARLY FEB

- 1 BEDROOM APARTMENT
- LUXURY BATHROOM SUITE
- UNFURNISHED
- 10 MINUTE WALK TO CITY CENTRE
- MODERN OPEN PLAN LAYOUT
- SWIMMING POOL, SPA
- CO WORKING & MEETING SPACES
- LUXURY FITTED KITCHEN
- GYM, CINEMA & GAMES COURT
- 24/7 CONCIERGE



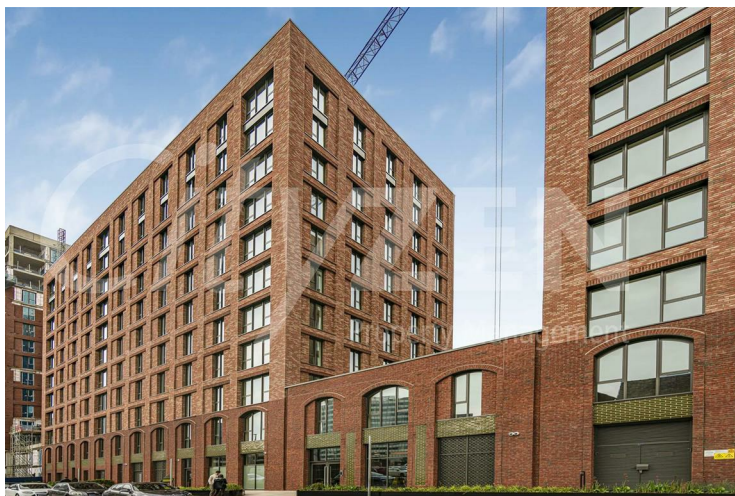
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WATERHOUSE GARDENS



BATHROOM (PHOTO OF SIMILAR APARTMENT)



WATERHOUSE GARDENS



LOBBY



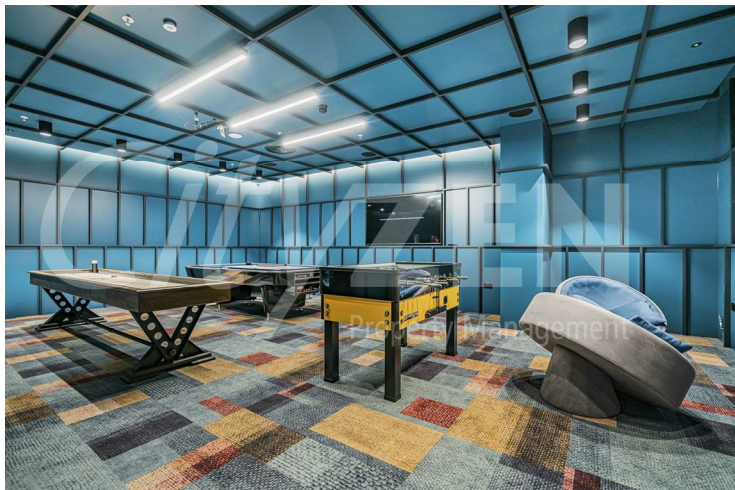
KITCHEN (PHOTO OF SIMILAR APARTMENT)



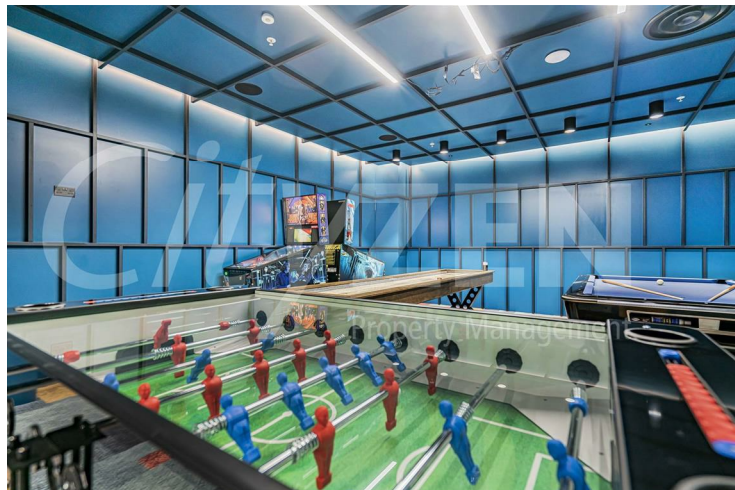
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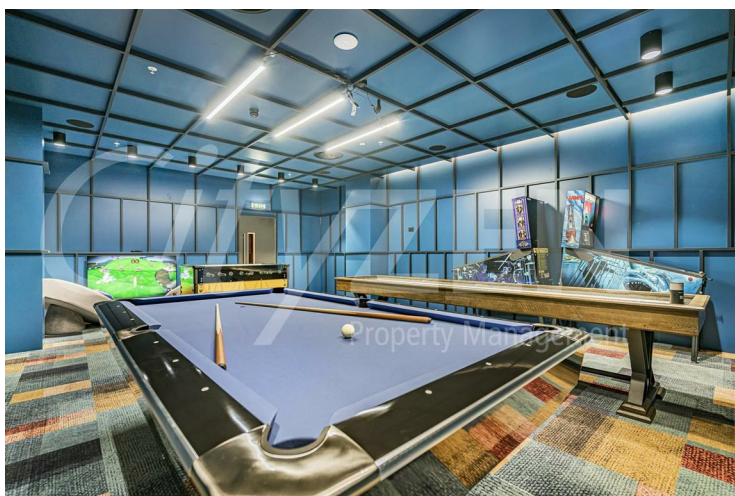
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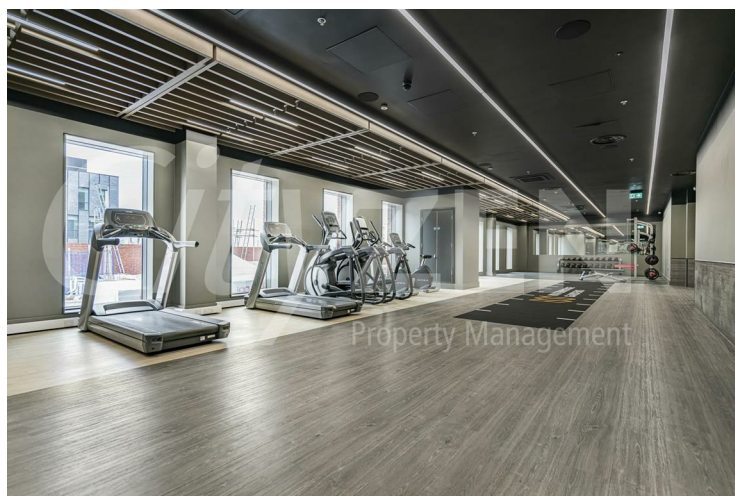
GAMES ROOM



GAMES ROOM



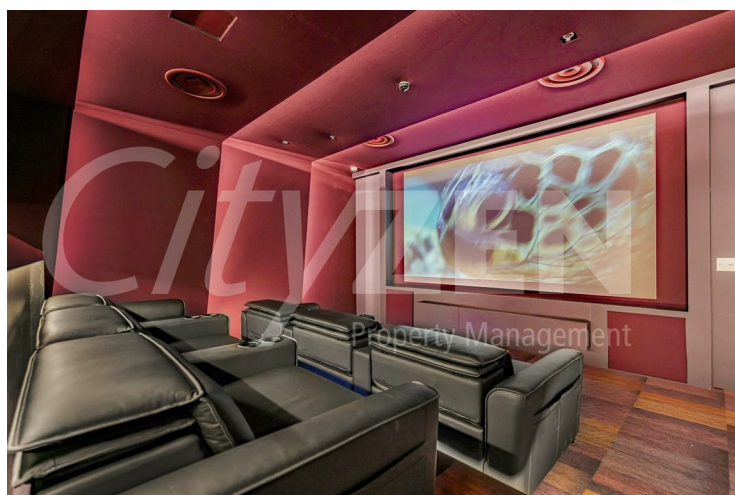
GAMES ROOM



GYM



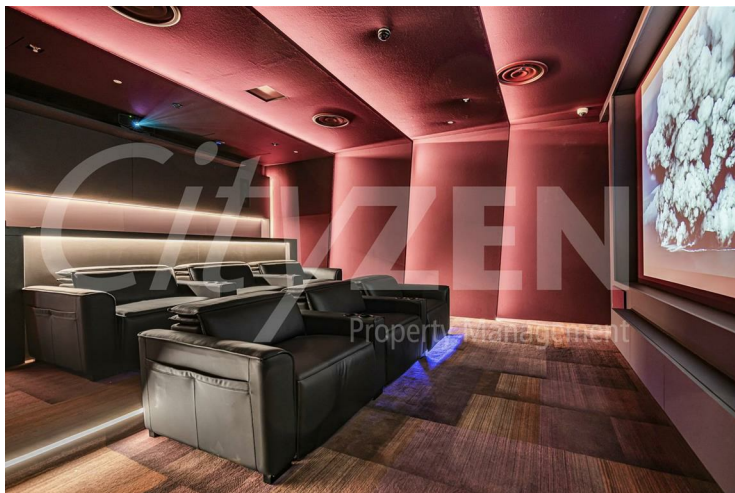
GAMES ROOM



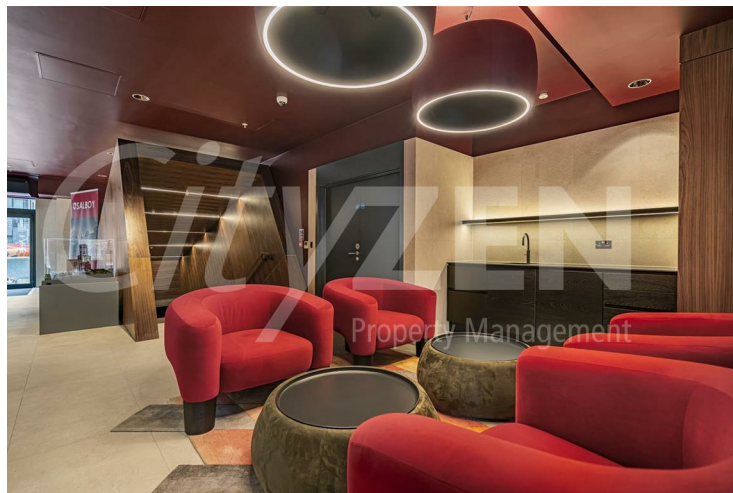
CINEMA



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CINEMA



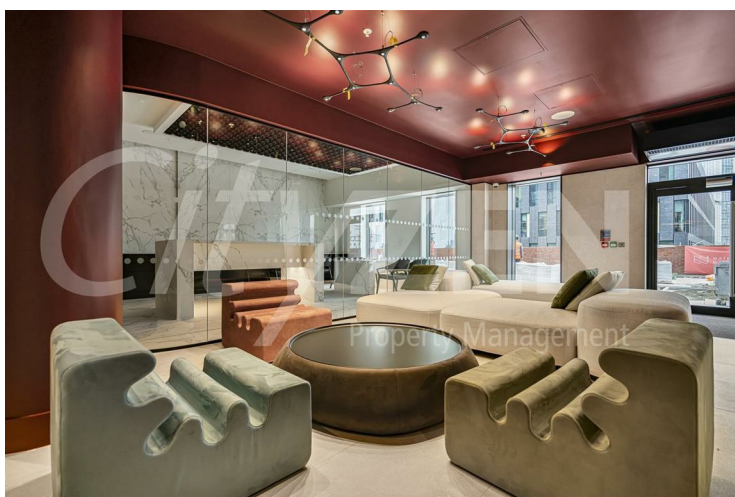
LOBBY



LOBBY



RECEPTION (PHOTO OF SIMILAR APARTMENT)



LOBBY



RECEPTION (PHOTO OF SIMILAR APARTMENT)



## Waterhouse Gardens Dutton Street, Manchester, M3 1LE



KITCHEN (PHOTO OF SIMILAR APARTMENT)



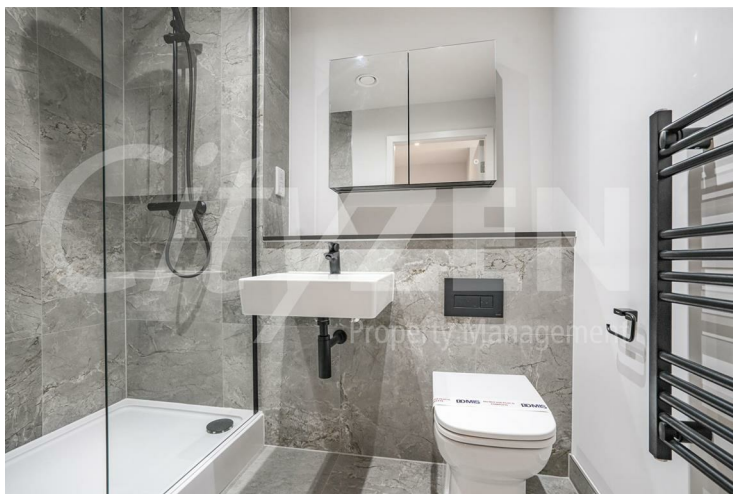
POOL



RECEPTION (PHOTO OF SIMILAR APARTMENT)



POOL



BATHROOM (PHOTO OF SIMILAR APARTMENT)



POOL



## Waterhouse Gardens Dutton Street, Manchester, M3 1LE



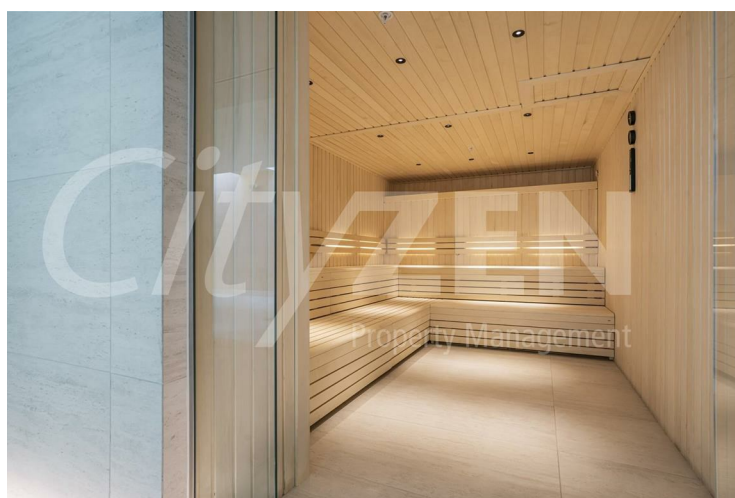
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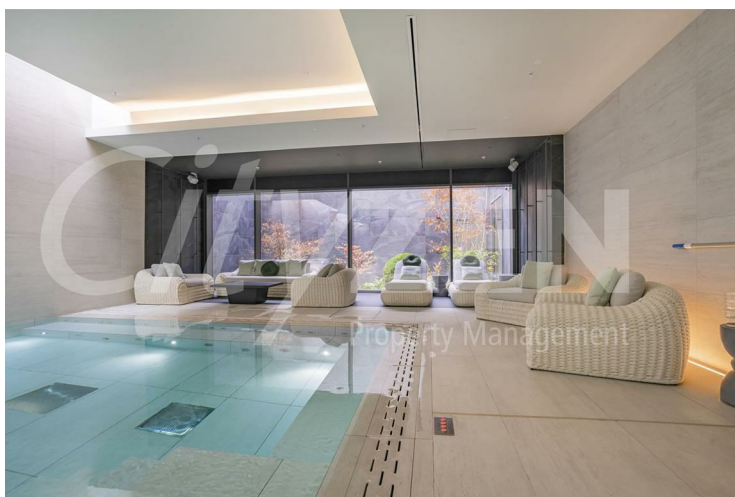
SPA



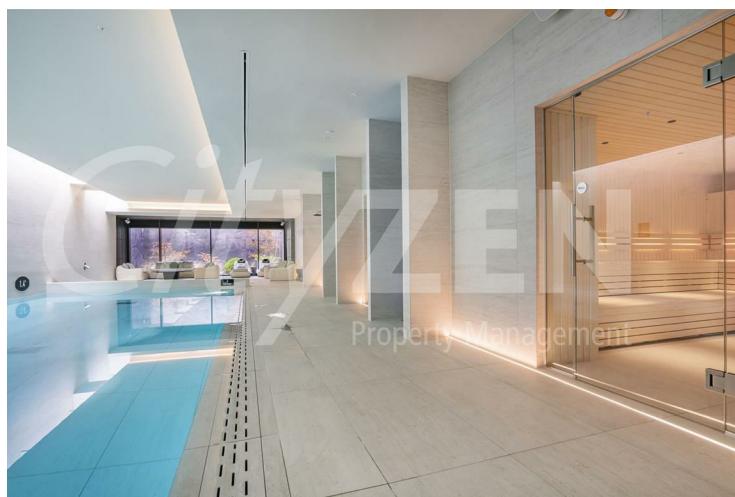
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SPA



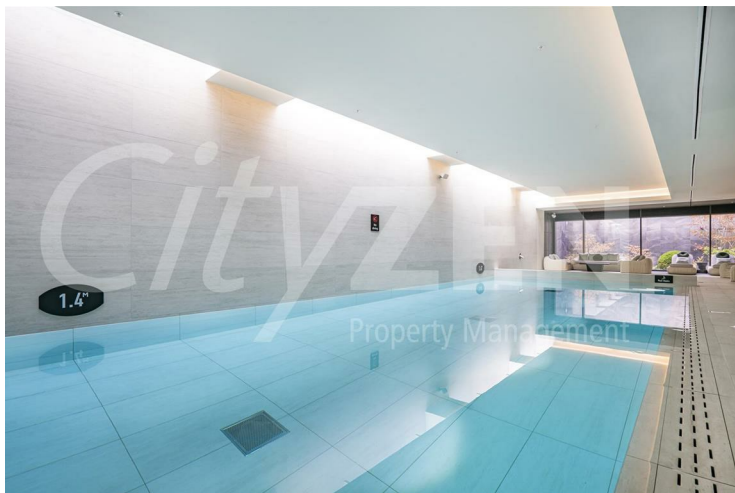
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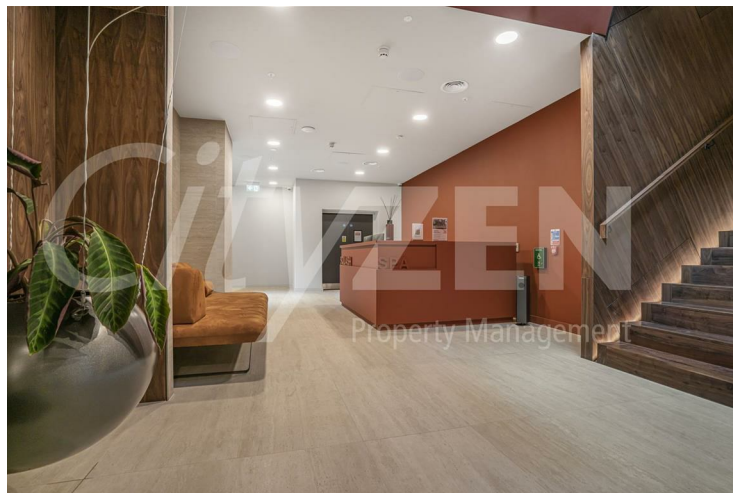
POOL



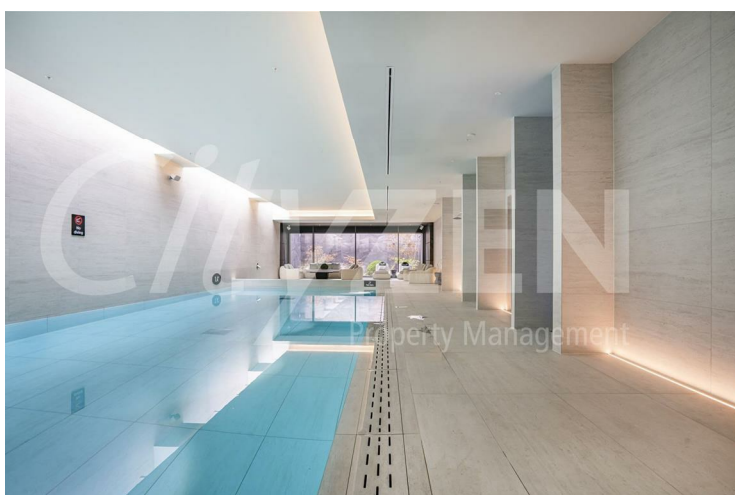
# Waterhouse Gardens Dutton Street, Manchester, M3 1LE



POOL



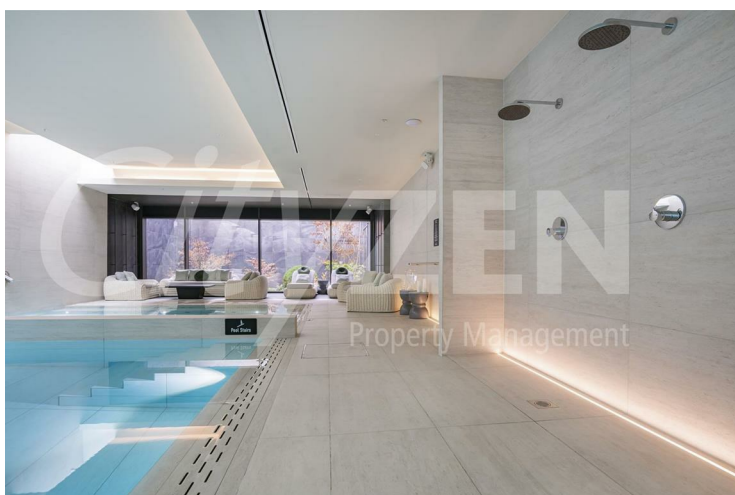
SPA



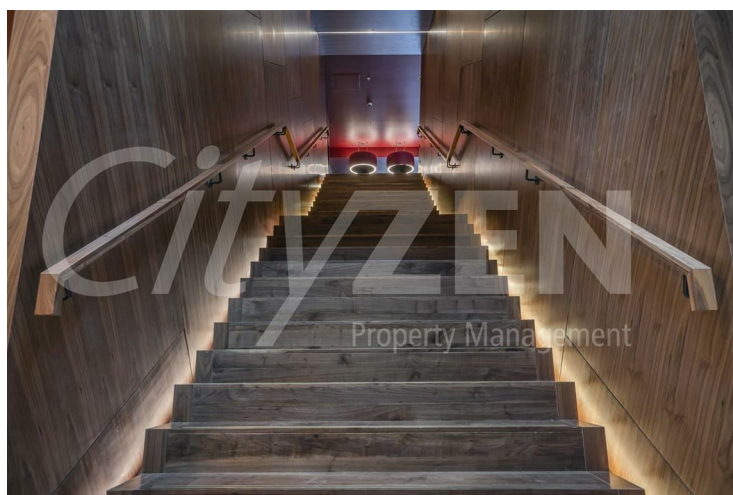
POOL



SPA



POOL



COMMUNALS



## Waterhouse Gardens Dutton Street, Manchester, M3 1LE



SPORTS COURT



KITCHEN (PHOTO OF SIMILAR APARTMENT)



BEDROOM (PHOTO OF SIMILAR APARTMENT)



RECEPTION (PHOTO OF SIMILAR APARTMENT)



BEDROOM (PHOTO OF SIMILAR APARTMENT)



Approximate Gross Internal Area 434 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales  
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.