



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

**£391 Per Week**

Discover this beautifully designed first floor 2 bedroom 2 bathroom apartment within 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.

FURNISHED.

AVAILABLE FROM NOW.

- FIRST FLOOR 2 BEDROOM 2 BATHROOM APARTMENT
- LUXURY BATHROOM SUITE
- CINEMA ROOM
- 10 MINUTE WALK TO CITY CENTRE
- FURNISHED
- SWIMMING POOL
- CO WORKING & MEETING SPACES
- LUXURY FITTED KITCHEN
- GYM
- 24/7 CONCIERGE



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



COMMUNAL LOUNGE



VIEW



COMMUNAL LOUNGE



VIEW



COMMUNAL LOUNGE



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



WATERHOUSE GARDENS



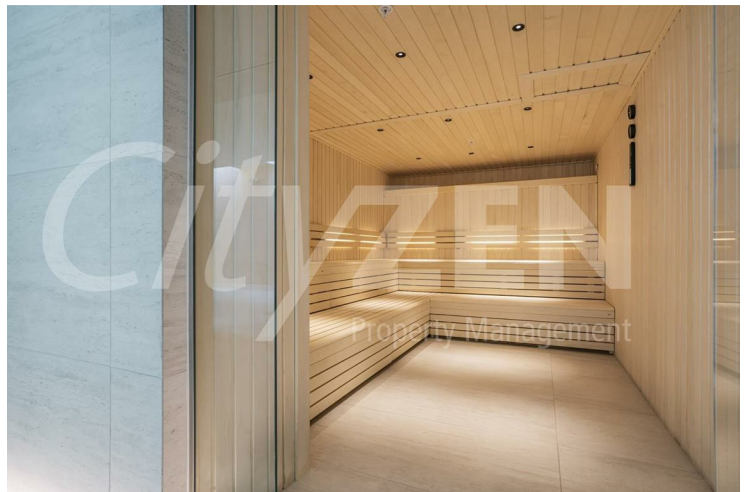
POOL



SPA RECEPTION



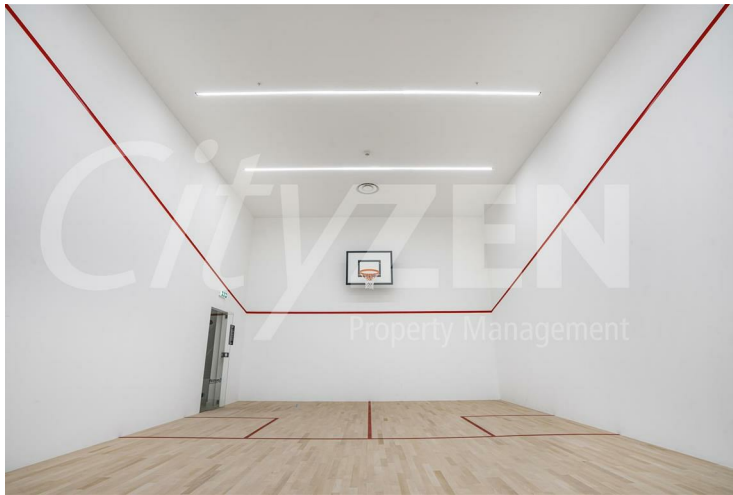
WATERHOUSE GARDENS



SAUNA



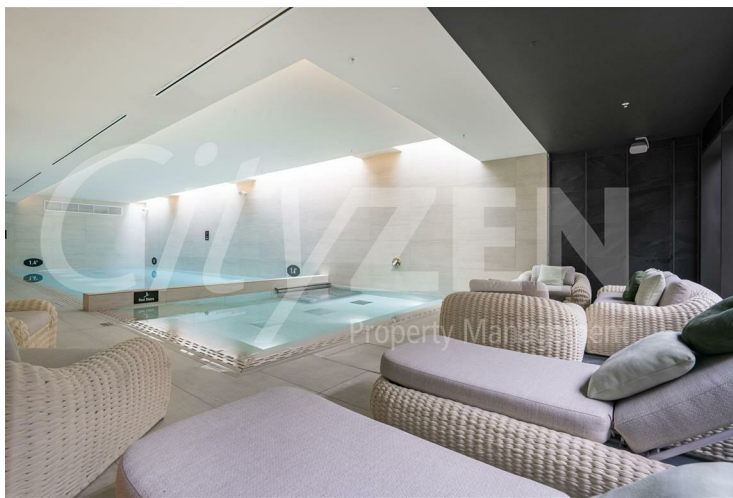
## Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



SQUASH COURT



RECEPTION



POOL



BEDROOM



WATERHOUSE GARDENS



BEDROOM

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



EN SUITE SHOWER ROOM



BEDROOM



BEDROOM



BATHROOM



BEDROOM



RECEPTION



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



**KITCHEN**



**KITCHEN**



**RECEPTION**

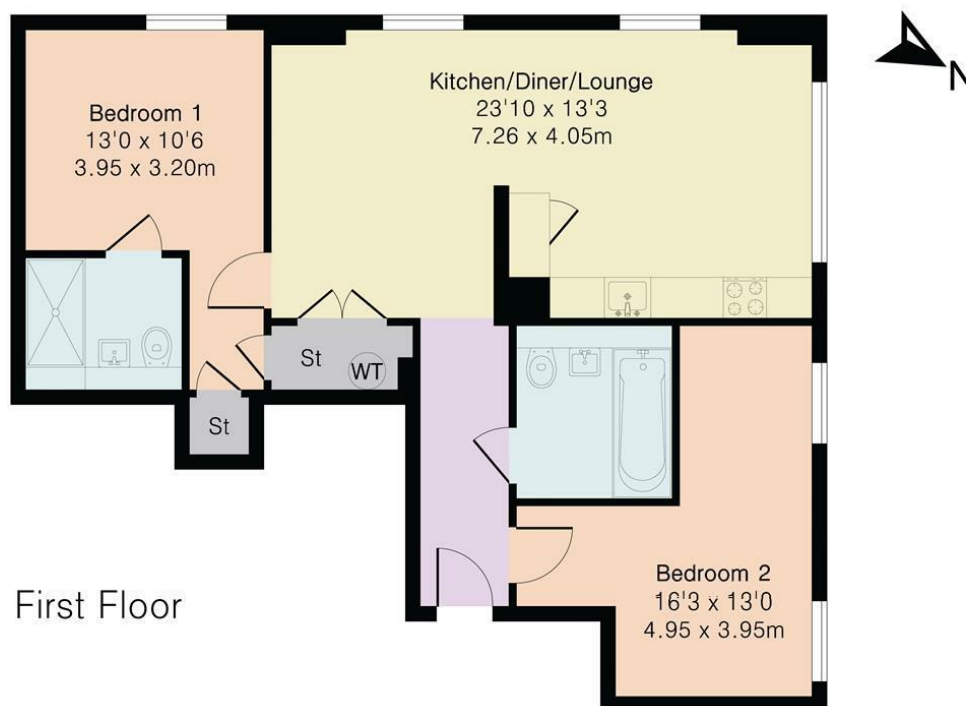




**RECEPTION**



**RECEPTION**

**Flat 108, Waterhouse Tower, 1 Dutton Street, Manchester, M3 1AB**  
**Approximate Gross Internal Area 754 sq ft - 70 sq m**



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		71	71
<p><i>Not energy efficient - higher running costs</i></p>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		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.