



**634 WATERHOUSE TOWER, BLOCK E 1 DUTTON STREET  
MANCHESTER, M3 1AL**

**£1,300 PCM**

\*\*\*\* BRAND NEW BUILD DEVELOPMENT \*\*\*


We are pleased to introduce the upcoming availability of an exceptional one-bedroom apartment in the New build Waterhouse Gardens development. This home offers a contemporary, high-spec finish throughout. Enjoy premium modern furnishings, integrated appliances, and stylish interiors that perfectly balance style and comfort. This apartment is being offered Unfurnished/furnished this is negotiable.

Residents of Waterhouse Gardens benefit from an unrivalled collection of five-star amenities all included in the rental price-

- Wellness Centre and fully equipped gym
- 24/7 onsite concierge service/ building is fob access

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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 	

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

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