



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

**£415 Per Week**

Discover this beautifully designed 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 (PICTURES ARE OF A SIMILRA FLAT TYPE)

AVAILABLE FROM NOW.

- 2 BEDROOM 2 BATHROOM APARTMENT
- LUXURY BATHROOM SUITE
- CINEMA ROOM
- 10 MINUTE WALK TO CITY CENTRE
- FURNISHED (PICTURES ARE OF A SIMILART FLAT TYPE)
- SWIMMING POOL
- CO WORKING & MEETING SPACES
- LUXURY FITTED KITCHEN
- GYM
- 24/7 CONCIERGE

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



**COMMUNAL LOUNGE**



**COMMUNAL LOUNGE**



**COMMUNAL LOUNGE**



**WATERHOUSE GARDENS**



**WATERHOUSE GARDENS**

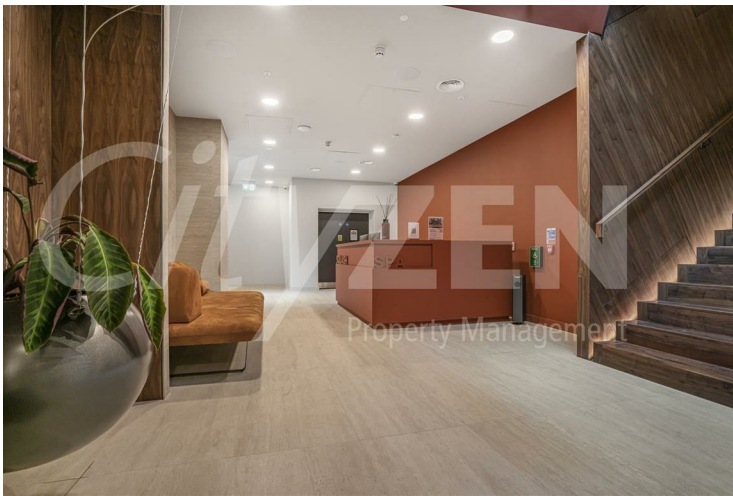
# Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



POOL



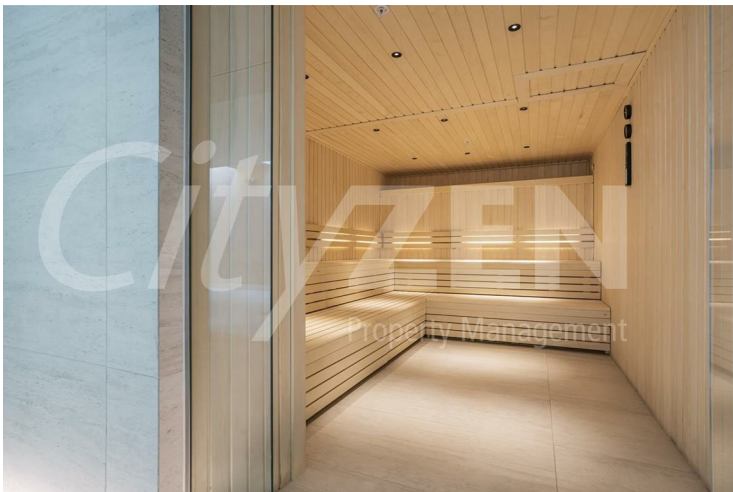
SQUASH COURT



SPA RECEPTION



POOL



SAUNA



WATERHOUSE GARDENS

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



**RECEPTION**



**RECEPTION**



**RECEPTION**



**RECEPTION**



**KITCHEN**



**BEDROOM**

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



BEDROOM



BEDROOM

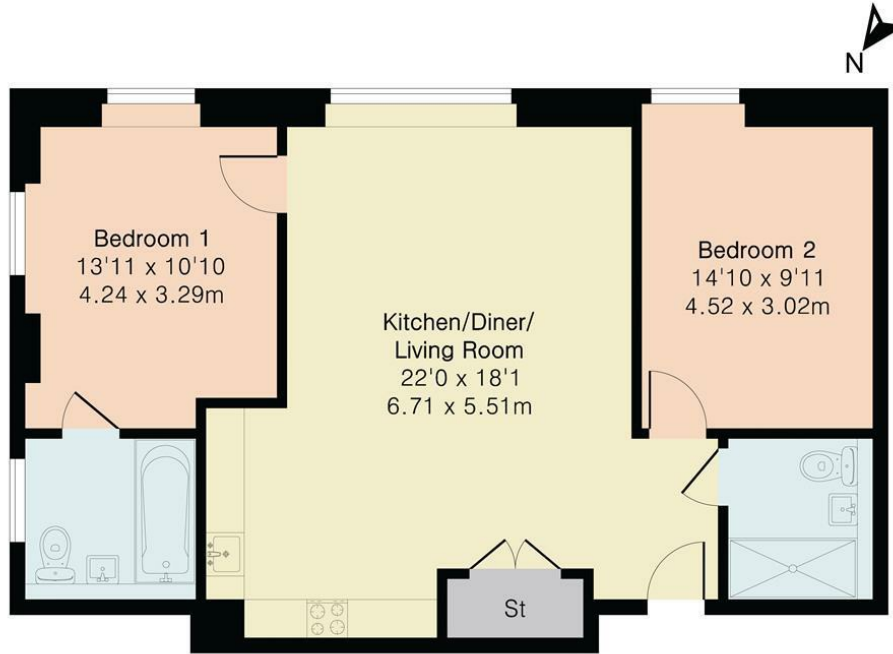


BATHROOM



SHOWER ROOM

## Approximate Gross Internal Area 797 sq ft - 74 sq m



Second Floor



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>	77	77
(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>		
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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.