



Waterhouse Gardens, Dutton Street, Manchester, M3 1LE

£311 Per Week

FURNISHED 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 EARLY FEB

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

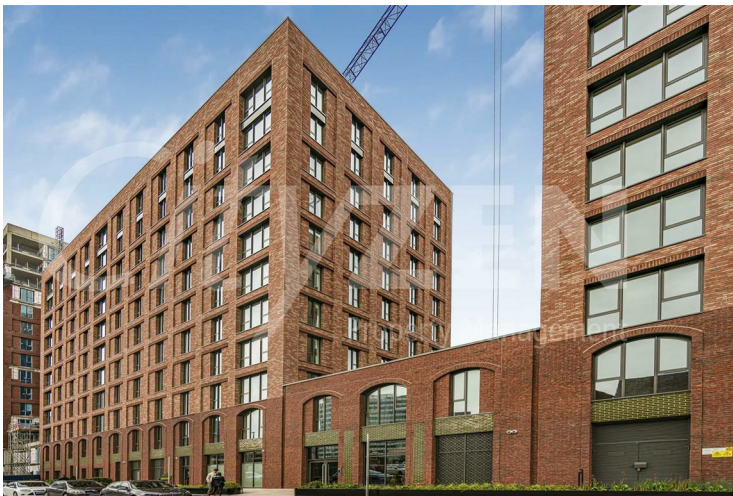
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WATERHOUSE GARDENS



KITCHEN (PHOTO OF SIMILAR APARTMENT)



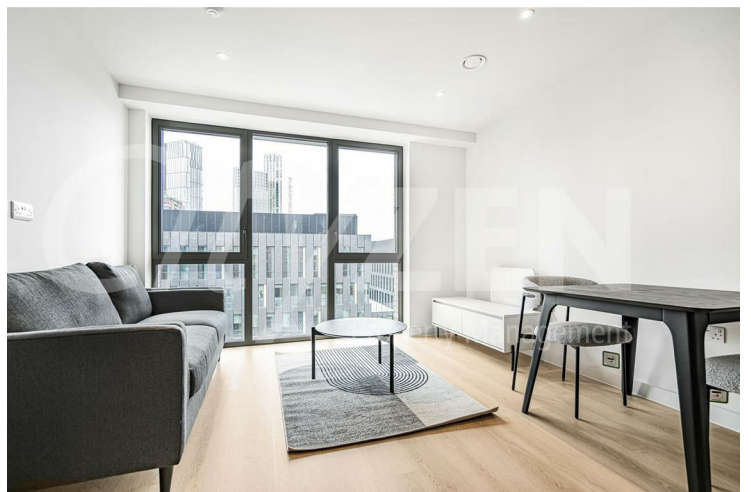
WATERHOUSE GARDENS



KITCHEN (PHOTO OF SIMILAR APARTMENT)



RECEPTION ROOM (PHOTO OF SIMILAR APARTMENT)



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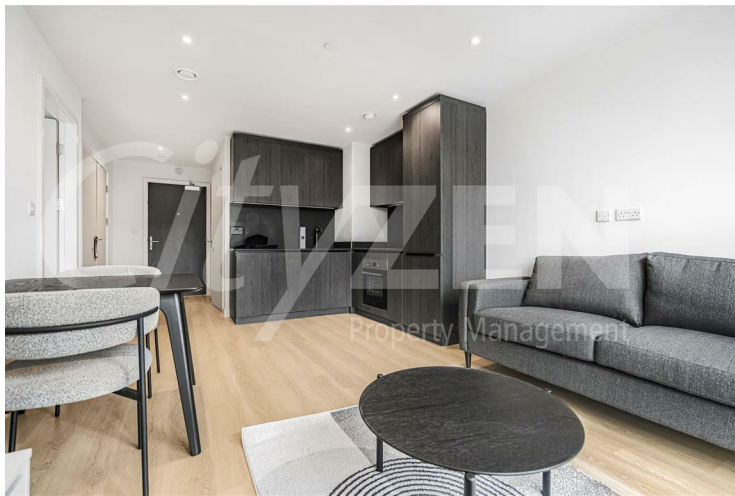
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RECEPTION ROOM (PHOTO OF SIMILAR APARTMENT)



BEDROOM (PHOTO OF SIMILAR APARTMENT)



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BATHROOM (PHOTO OF SIMILAR APARTMENT)



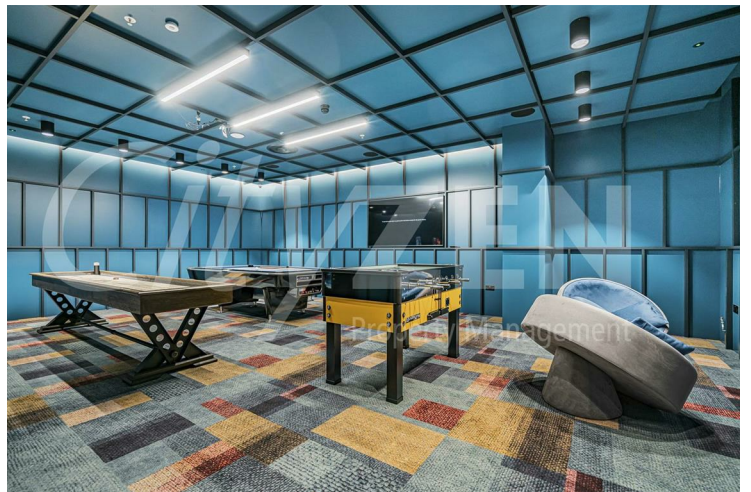
LOBBY



BATHROOM (PHOTO OF SIMILAR APARTMENT)



LOBBY



GAMES ROOM

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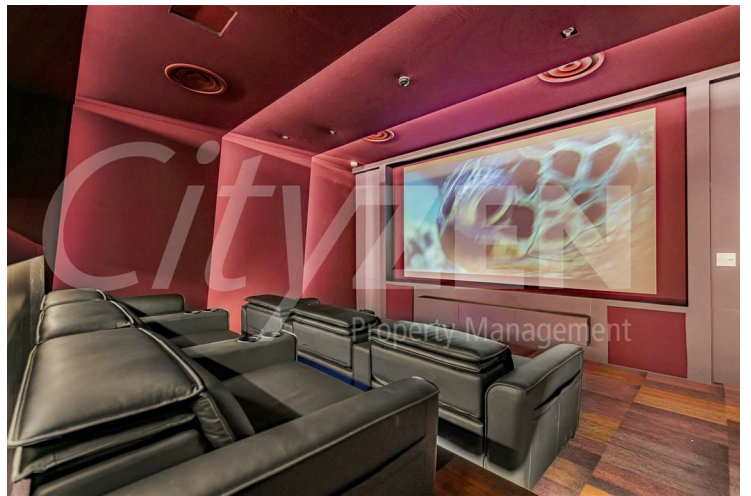
GAMES ROOM



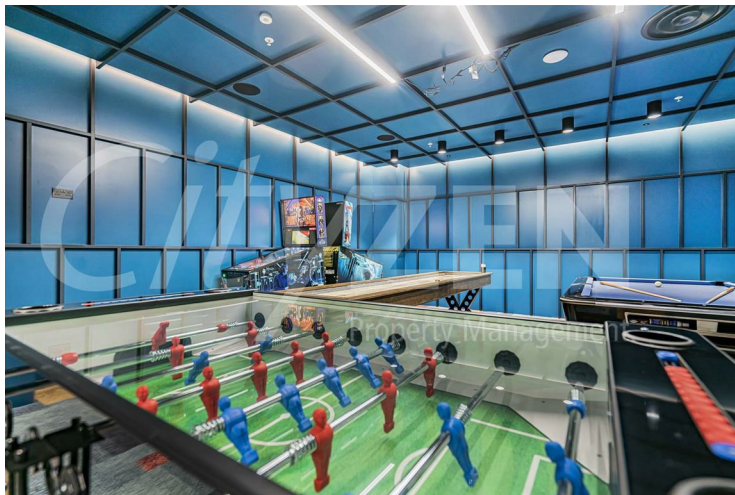
GYM



GAMES ROOM



CINEMA



GAMES ROOM



CINEMA

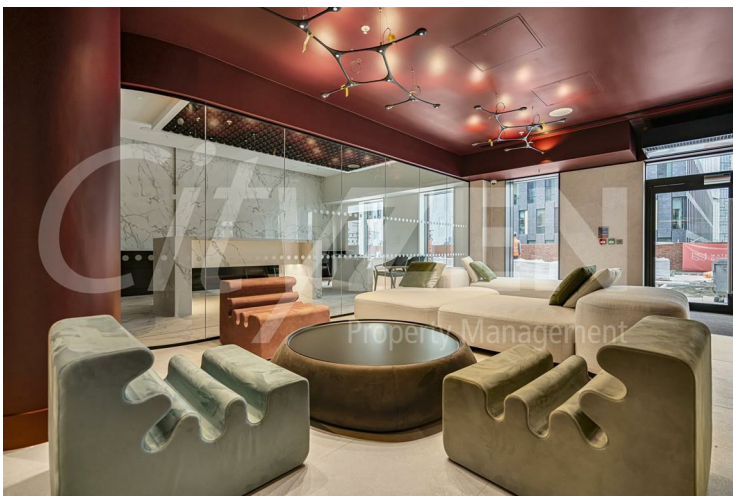
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LOBBY



RESIDENTS LOUNGE



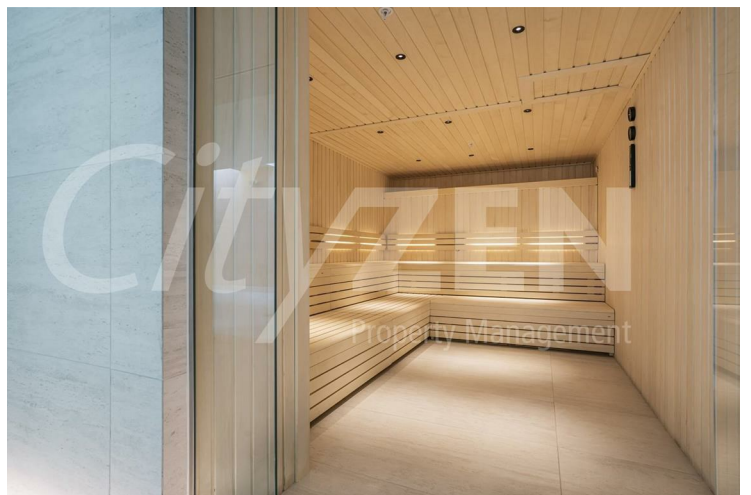
LOBBY



POOL



LOBBY



SAUNA

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SQUASH ROOM

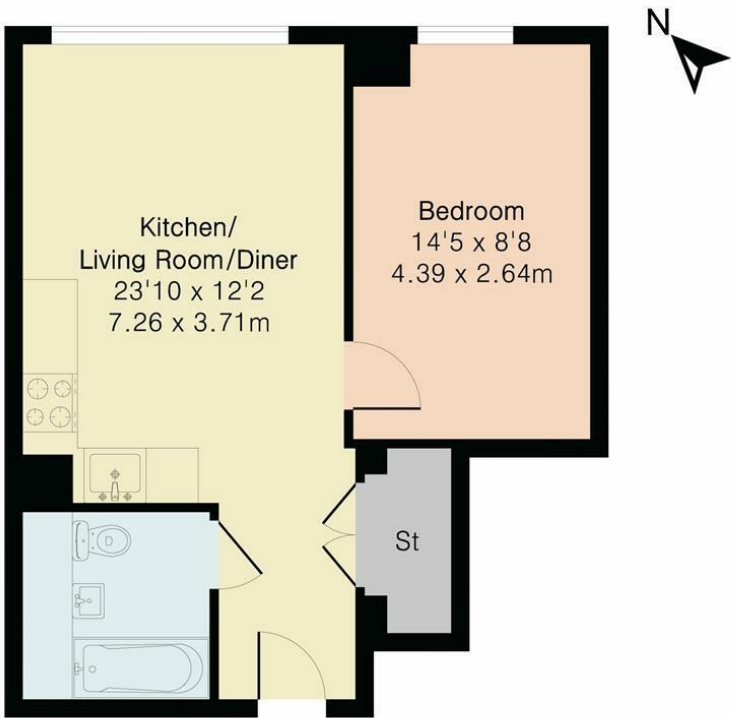


POOL



SPA

Approximate Gross Internal Area 440 sq ft - 41 sq m



Third Floor



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	79	79
(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.