



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

**£288 Per Week**

Discover this beautifully designed 1 bedroom 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 UPON REQUEST.

AVAILABLE FROM NOW.

- 1 BEDROOM APARTMENT
- UNFURNISHED (FURNISHED UPON REQUEST)
- LUXURY FITTED KITCHEN
- LUXURY BATHROOM SUITE
- SWIMMING POOL
- GYM
- CINEMA ROOM
- CO WORKING & MEETING SPACES
- 24/7 CONCIERGE
- 10 MINUTE WALK TO CITY CENTRE

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



**COMMUNAL LOUNGE**



**COMMUNAL LOUNGE**



**COMMUNAL LOUNGE**



**WATERHOUSE GARDENS**



**WATERHOUSE GARDENS**

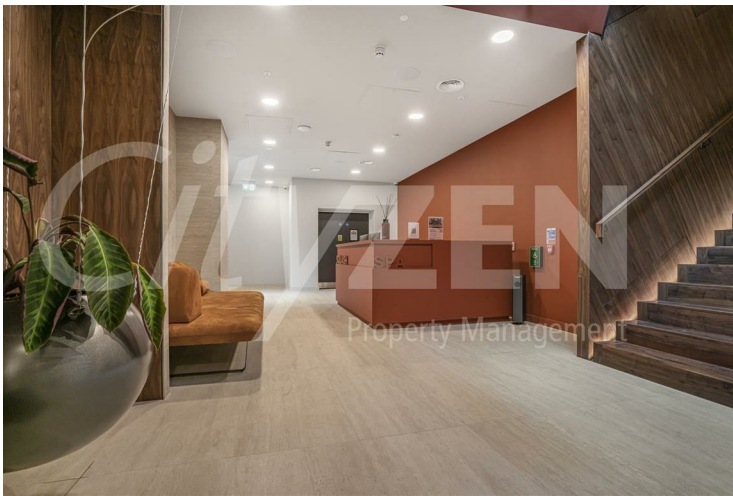
# Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



POOL



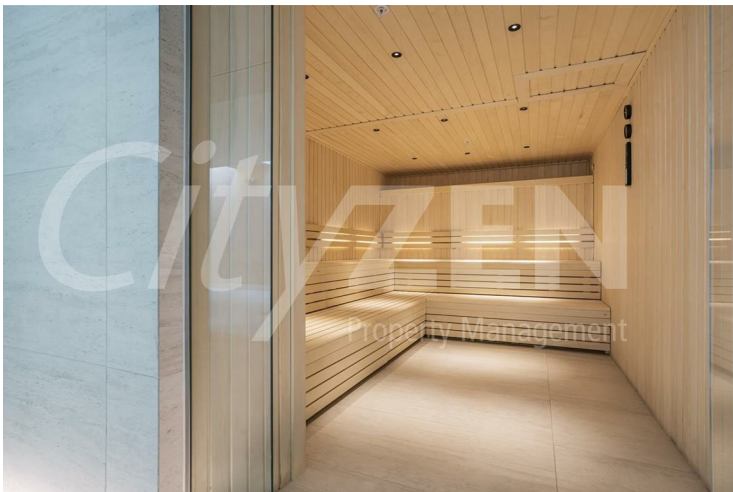
SQUASH COURT



SPA RECEPTION



POOL



SAUNA



WATERHOUSE GARDENS

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



**RECEPTION**



**RECEPTION**



**KITCHEN**



**RECEPTION**



**KITCHEN**



**BEDROOM**

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



**BEDROOM**

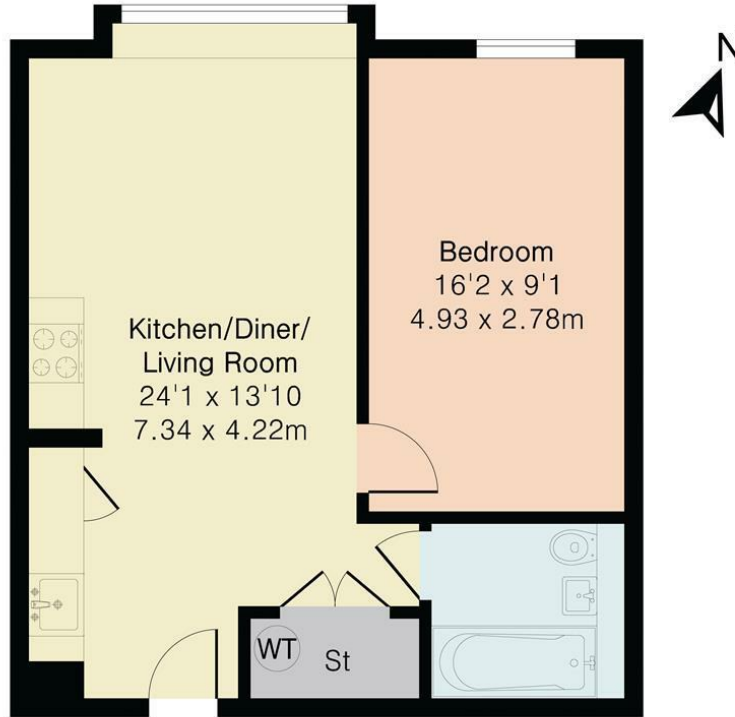


**BEDROOM**

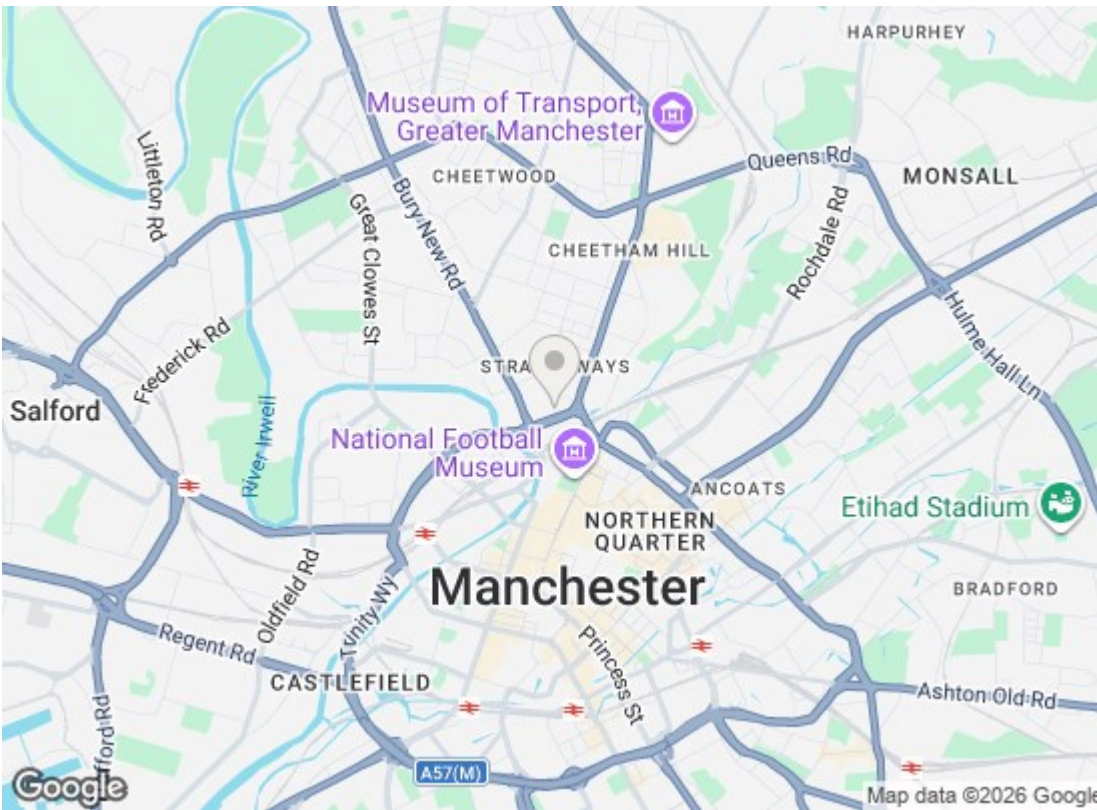


**BATHROOM**

**233 Waterhouse gardens, Block E, Salford, M3 1LE**  
**Approximate Gross Internal Area 496 sq ft - 46 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>	79	79
(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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.