



## Dutton Street, Manchester, M3 1LE

**£392 Per Week**

This stylish two-bedroom apartment is located in Salbo's flagship Waterhouse Gardens development, just a short walk from Manchester Victoria, the AO Arena, and the Northern Quarter.

Designed for modern city living, it features high-spec finishes, floor-to-ceiling windows, and open-plan living. Residents enjoy access to luxury amenities including a gym, swimming pool, spa, cinema, co-working spaces, and landscaped gardens.

FURNISHED  
AVAILABLE FROM 07.07.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- 2 spacious double bedrooms with modern finishes
- Access to residents-only gym, pool, spa & wellness facilities
- Landscaped private gardens and outdoor spaces
- Available from 07.07.2026
- Open-plan living and kitchen area with high-spec appliances
- On-site cinema and games room
- Prime location near Manchester Victoria & Northern Quarter
- Floor-to-ceiling windows
- Co-working lounge
- Furnished

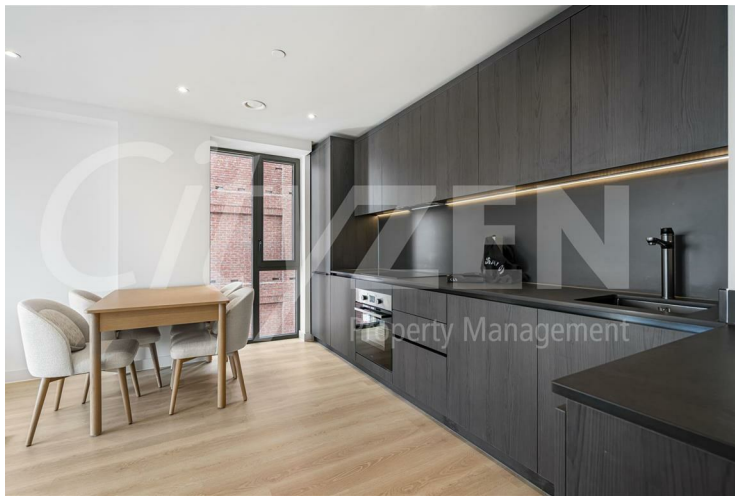
**Dutton Street, Manchester, M3 1LE**



**RECEPTION ROOM**



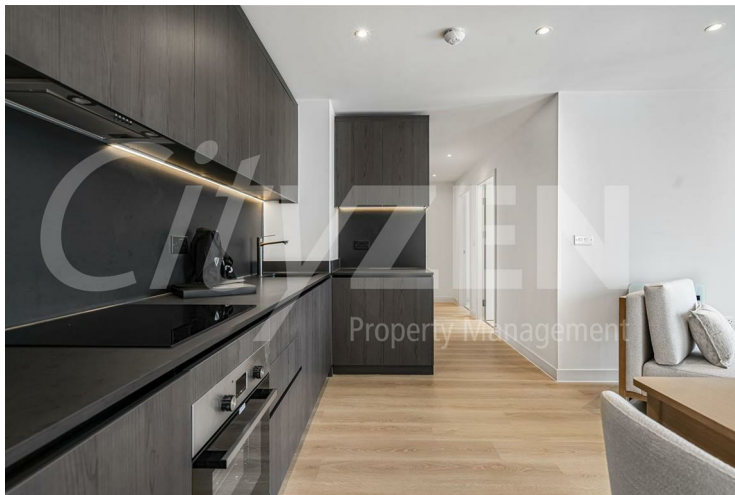
**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN**



**KITCHEN**

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



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**EN SUITE SHOWER ROOM**

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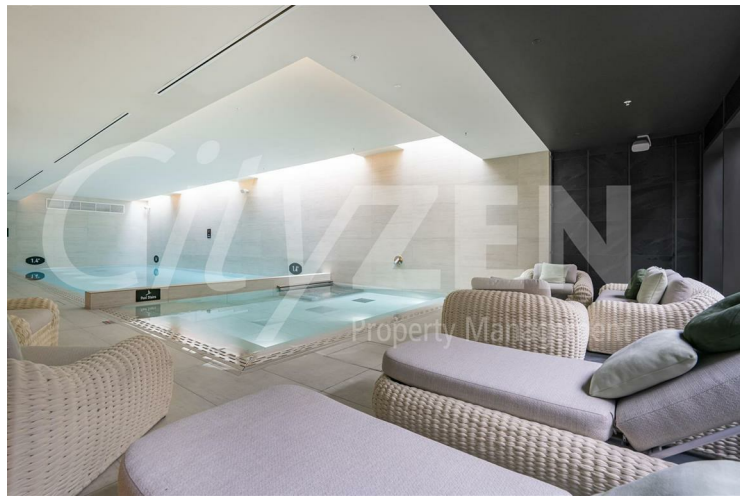
HALLWAY



RESIDENTS LOUNGE



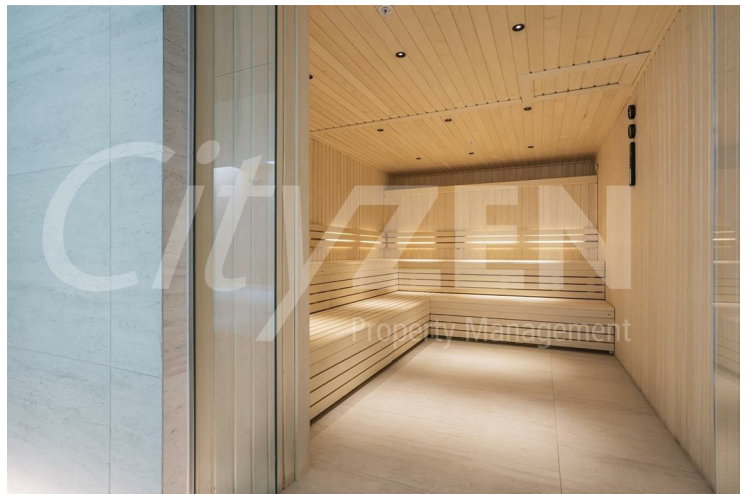
BATHROOM



POOL



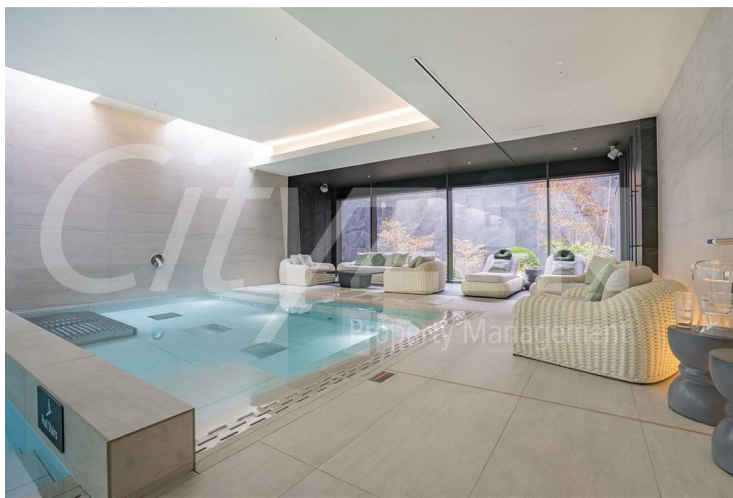
WATERHOUSE GARDENS



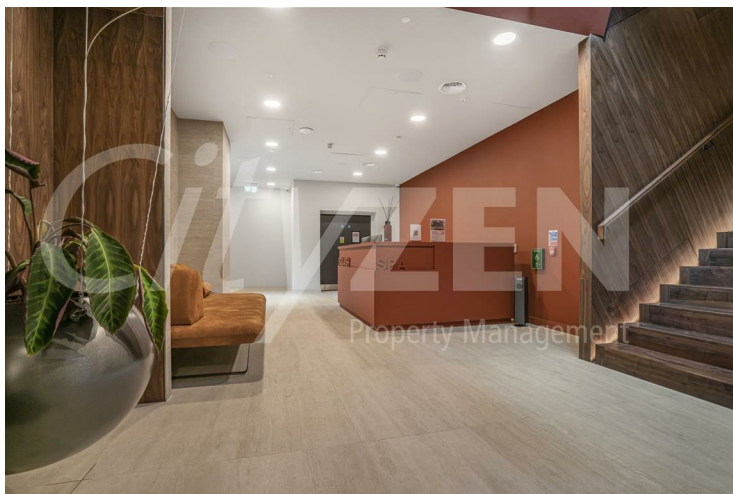
SAUNA



SQUASH ROOM

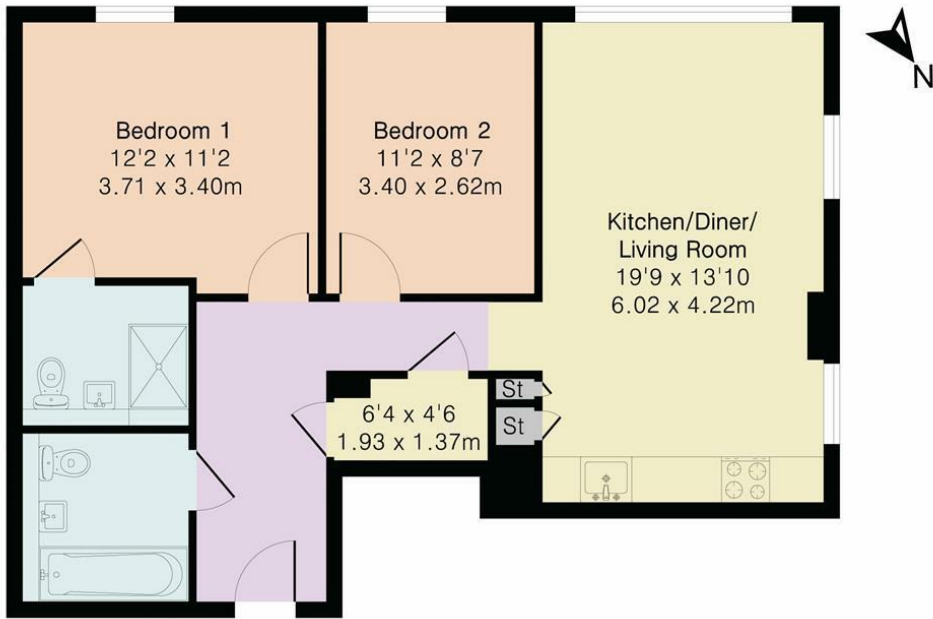


POOL



SPA

# Approximate Gross Internal Area 691 sq ft - 64 sq m



Sixth 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(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.