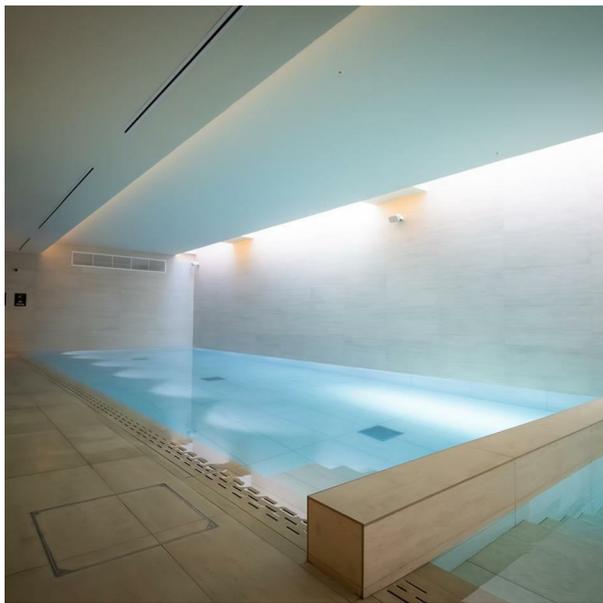


829 Waterhouse Gardens | Dutton Street, Manchester, M3 1AN
£1,250
Council Tax Band: New Build

ORLANDO REID
— MANCHESTER —



Orlando Reid is delighted to present this brand-new one-bedroom apartment, superbly positioned on the 8th floor of one of Manchester's most highly anticipated new developments. Perfect for professionals or couples, this exceptional home combines contemporary design with comfort and convenience, set high above the city in a prime city-centre location.

The apartment features a bright and generously proportioned open-plan living and dining area, enhanced by full-height windows that flood the space with natural light and frame striking, uninterrupted views across the Manchester skyline. The sleek, fully integrated kitchen is finished with premium appliances, while the spacious double bedroom and high-specification bathroom offer a calm and stylish retreat, elevated above the buzz of city life.

ORLANDO REID

— M A N C H E S T E R —

St Johns Court 19b Quay Street, Manchester, M3 3HN

01616760099

manchester@orlandoreid.co.uk

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	