

Waterhouse Gardens, 519 Dutton Street, Manchester, M3 1LE
£1,250 Per Month
Council Tax Band: C

ORLANDO REID
— MANCHESTER —



Orlando Reid is proud to present this brand-new one-bedroom apartment, superbly positioned on the 5th floor of one of Manchester's most eagerly anticipated new developments. Perfectly suited to professionals or couples, this stylish home offers contemporary city living with comfort and convenience at its core.

The apartment features a bright and well-proportioned open-plan living and dining area, enhanced by full-height windows that allow natural light to pour in while offering attractive elevated city views. The sleek, fully integrated kitchen is finished with high-quality appliances, while the generous double bedroom and modern, high-specification bathroom create a calm and refined retreat from the bustle below.

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— M A N C H E S T E R —

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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	