



Waterhouse Gardens Dutton Street, Manchester, M3 1LE

£294 Per Week

Discover this beautifully designed one-bedroom apartment in Waterhouse Gardens, 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.

COMES UNFURNISHED. AVAILABLE FROM NOW.

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.

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

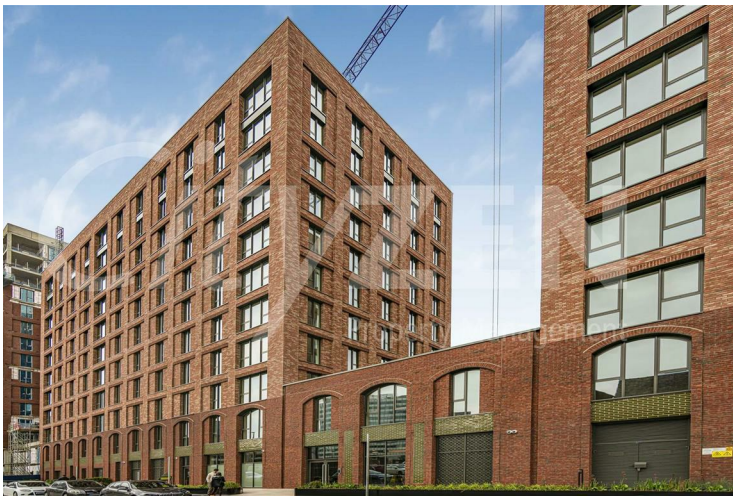
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WATERHOUSE GARDENS



BATHROOM



WATERHOUSE GARDENS



LOBBY



KITCHEN

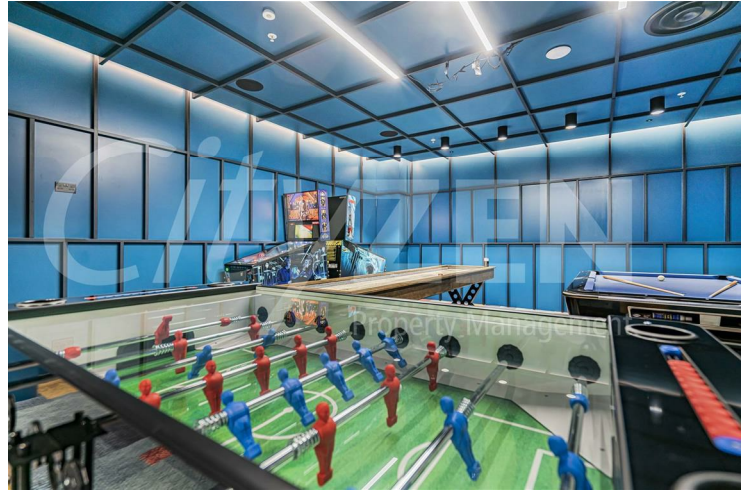


LOBBY

Waterhouse Gardens Dutton Street, Manchester, M3 1LE



GAMES ROOM



GAMES ROOM



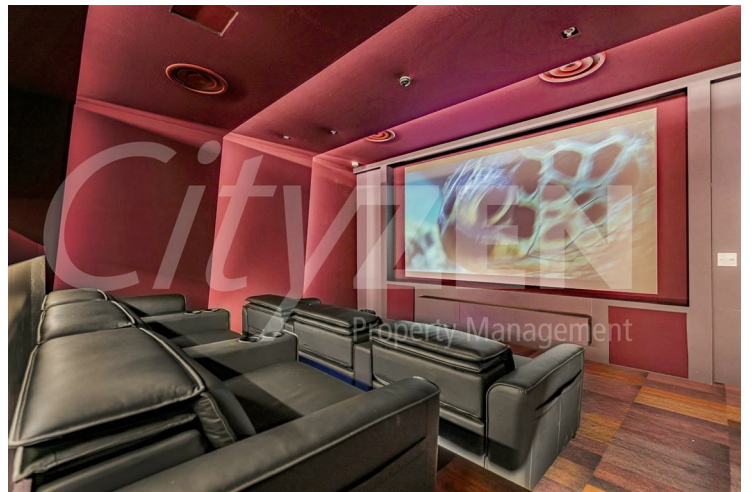
GAMES ROOM



GYM



GAMES ROOM



CINEMA

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CINEMA



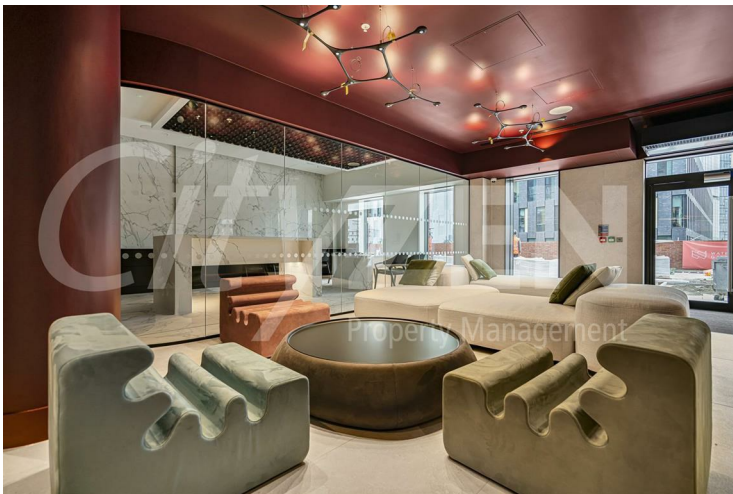
LOBBY



LOBBY



RECEPTION



LOBBY



RECEPTION

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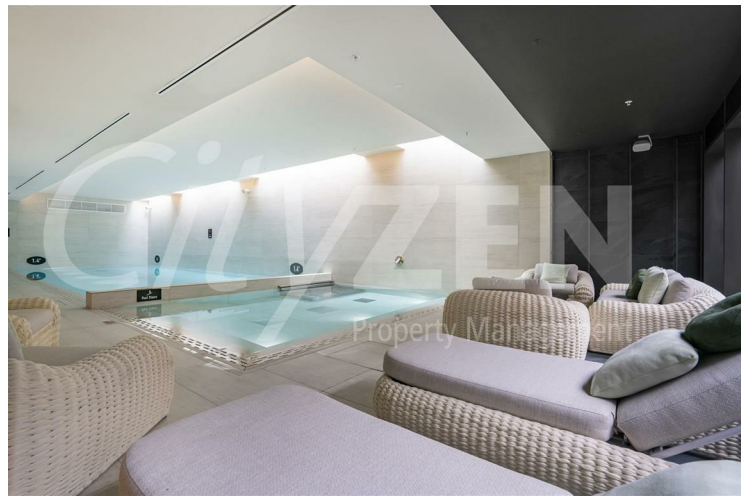
KITCHEN



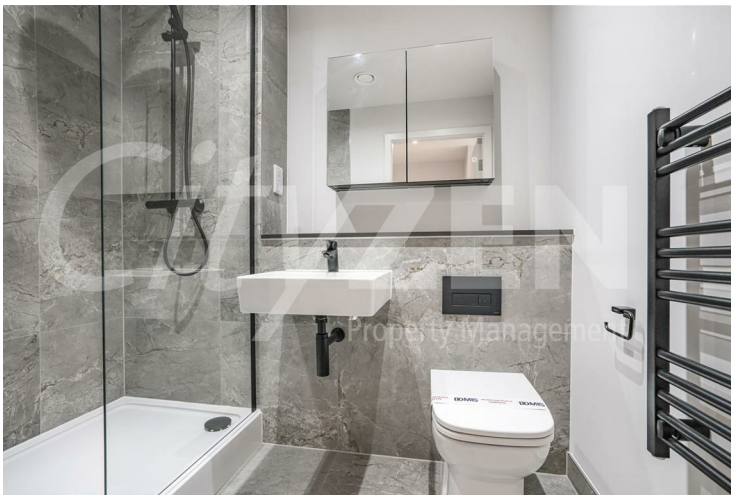
POOL



RECEPTION



POOL



BATHROOM



POOL

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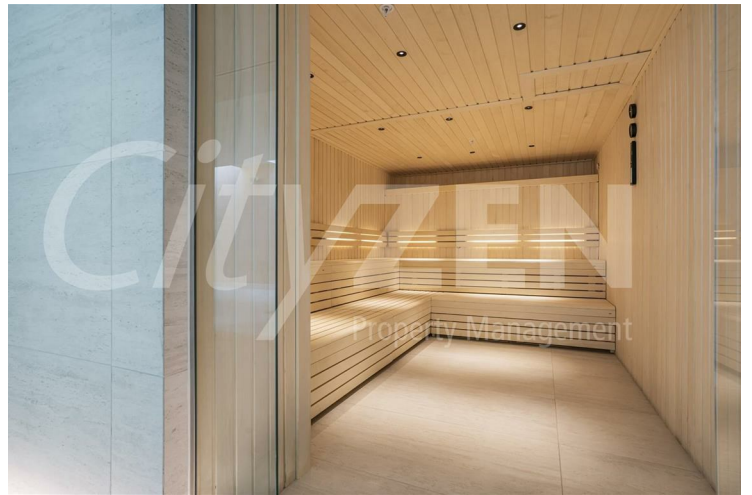
POOL



SPA



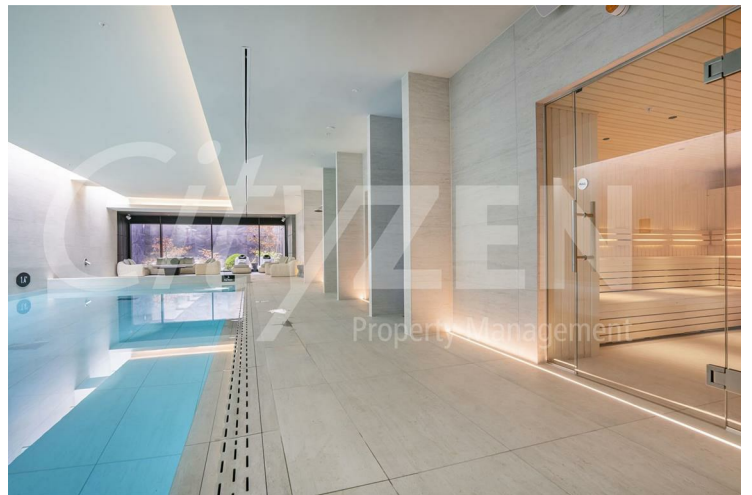
POOL



SPA



POOL



POOL

Waterhouse Gardens Dutton Street, Manchester, M3 1LE



POOL



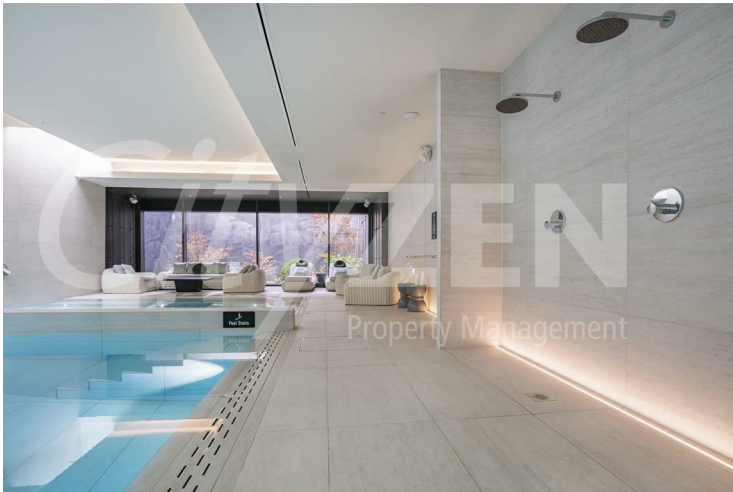
SPA



POOL



SPA



POOL



COMMUNALS

Waterhouse Gardens Dutton Street, Manchester, M3 1LE



SPORTS COURT



KITCHEN



BEDROOM



RECEPTION



BEDROOM

Approximate Gross Internal Area 434 sq ft - 40 sq m



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	71	71
(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.