

Waterhouse Gardens, 527 Dutton Street, Manchester, M3 1LE  
£1,650 Per Month  
Council Tax Band: New Build

ORLANDO REID  
— MANCHESTER —



Orlando Reid is delighted to present this brand-new two-bedroom, two-bathroom apartment, ideally located on the 5th floor (E-Block) of Waterhouse Gardens, one of Manchester's most highly anticipated residential developments. Perfectly suited to professionals, sharers, or couples seeking additional space, this exceptional home combines contemporary design with comfort and convenience 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. The sleek, fully integrated kitchen is finished to a high specification with premium appliances, making it ideal for both everyday living and entertaining. Both double bedrooms are well sized, with the principal bedroom benefiting from a stylish en-suite, while a

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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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	