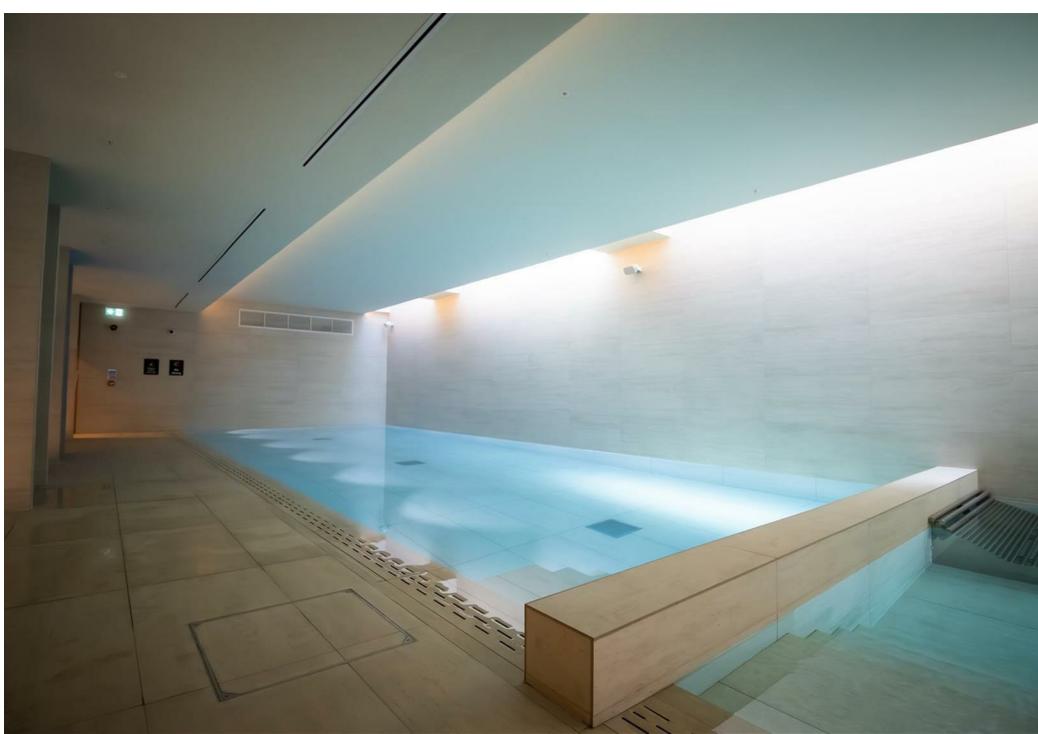


Flat 528, Waterhouse Gardens | Dutton Street, Manchester, M3 1AL

£1,700

Council Tax Band: New Build

ORLANDO REID  
MANCHESTER



Orlando Reid is delighted to present this brand-new two-bedroom apartment, ideally positioned on the 5th floor of one of Manchester's most highly anticipated new developments. Perfectly suited to professionals or couples, this exceptional home combines contemporary design, comfort, and convenience in a prime city-centre location.

The apartment features a bright and spacious open-plan living and dining area, enhanced by full-height windows that flood the space with natural light and offer elevated city views. A sleek, fully integrated kitchen is fitted with premium appliances, two generous double bedrooms and high-specification bathroom and ensuite provide a calm and stylish retreat from city life.

ORLANDO REID  
M A N C H E S T E R

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<https://www.orlandoreid.co.uk/manchester/>

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