



## Dutton Street, Manchester, M3 1LE

**£264 Per Week**

Discover this beautifully designed one-bedroom apartment in the brand-new Waterhouse Gardens development, 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.

FURNISHED.

AVAILABLE FROM NOW.

- 1 BEDROOM APARTMENT
- LUXURY BATHROOM SUITE
- CINEMA ROOM
- 10 MINUTE WALK TO CITY CENTRE
- FURNISHED
- SWIMMING POOL
- CO WORKING & MEETING ROOMS
- LUXURY FITTED KITCHEN
- GYM
- 24/7 CONCIERGE

# Dutton Street, Manchester, M3 1LE



**WATERHOUSE GARDENS**



**RECEPTION**



**RECEPTION**



**RECEPTION**



**RECEPTION**



**RECEPTION/KITCHEN**

**Dutton Street, Manchester, M3 1LE**



**BEDROOM**



**BATHROOM**



**BEDROOM**



**CINEMA**



**RECEPTION**



**LOBBY**

# Dutton Street, Manchester, M3 1LE



LOBBY



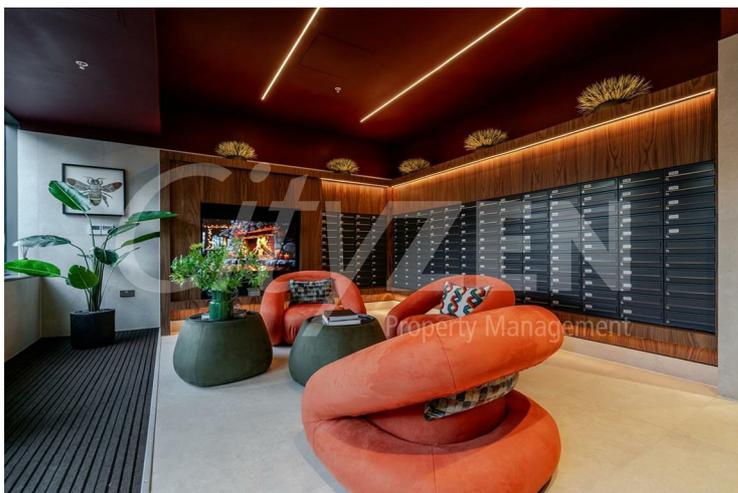
CINEMA



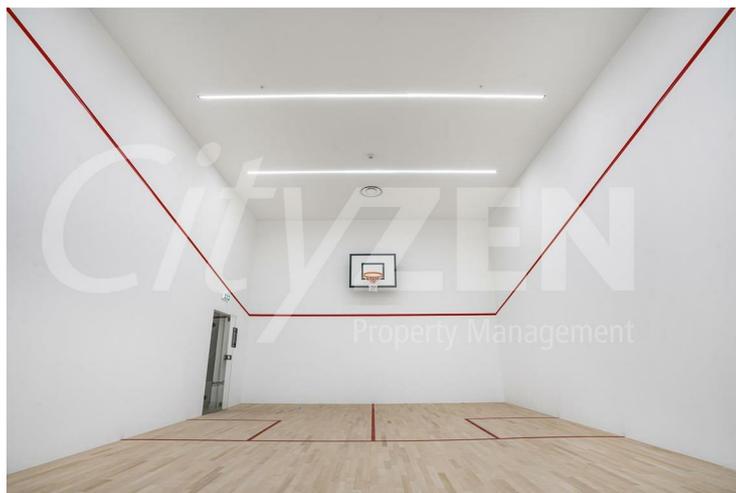
SPA



GAMES ROOM

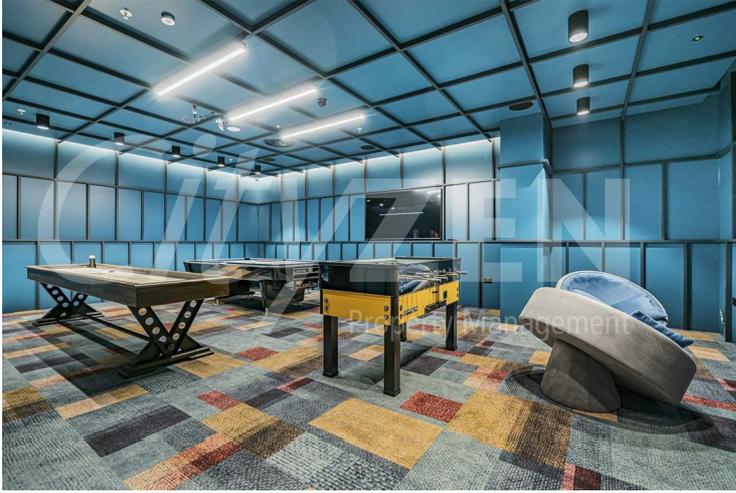


LOBBY

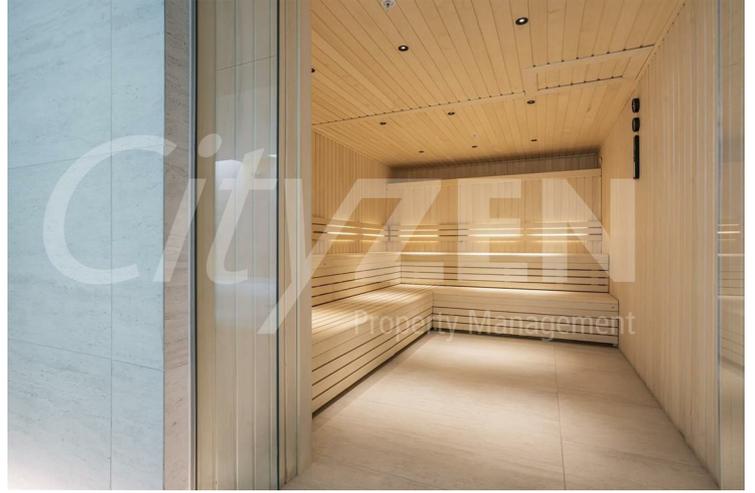


SQUASH COURT

# Dutton Street, Manchester, M3 1LE



GAMES ROOM



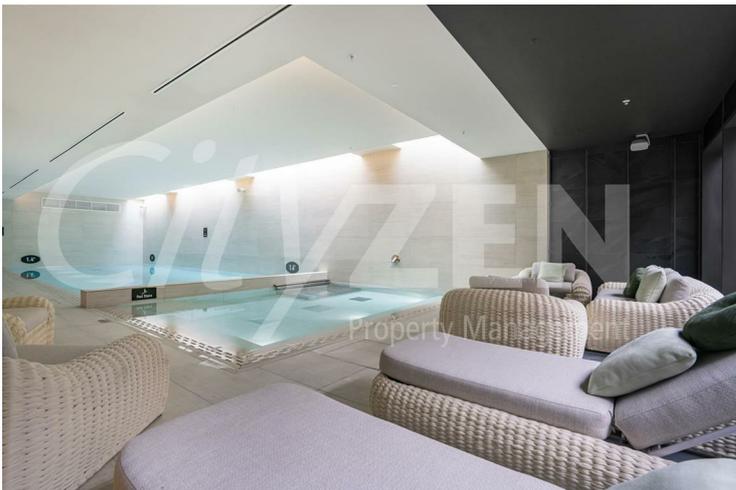
SAUNA



POOL



GYM

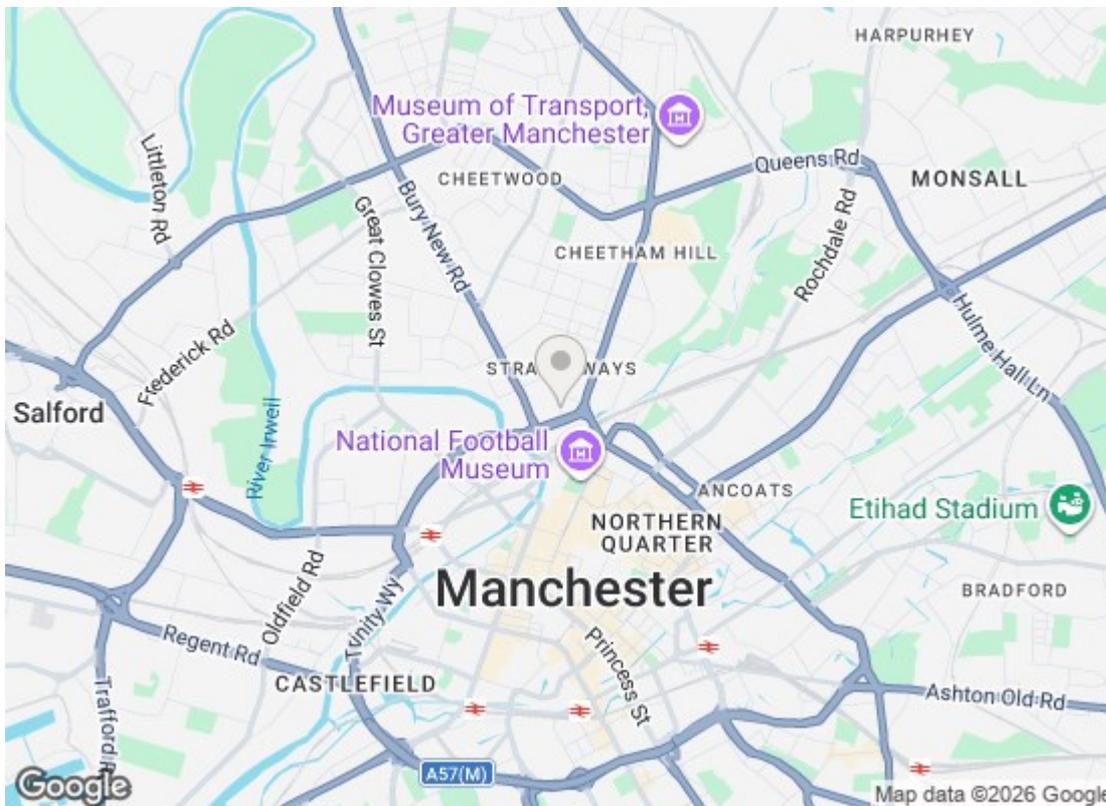


POOL

**1103 Waterhouse Gardens Block B,  
1 dutton street, Manchester, M3 1LE**  
Approximate Gross Internal Area 426 sq ft - 40 sq m



Eleventh Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.