



## **The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB**

**£600 Per Week**

WATERHOUSE GARDENS

A RARE OPPORTUNITY TO LET A BRAND NEW 3 BED 3 BATH HOUSE WITHIN THIS DEVELOPMENT

The property includes access to premium amenities such as a gym, swimming pool, cinema room, co-working spaces, and 24-hour concierge.

Ideally situated just a short walk from Victoria Station, AO Arena, and the city's top retail and dining spots. Perfect for professionals seeking comfort and convenience in central Manchester.

FURNISHED UPON REQUEST.

AVAILABLE FROM NOW.

- 3 DOUBLE BEDROOMS
- 3 BATHROOMS
- ACCESS TO GYM, POOL, CINEMA ROOM & CO WORKING SPACE
- 24 HOUR CONCIERGE
- PRIME CENTRAL LOCATION
- WATERHOUSE GARDENS
- ONE OF ONLY A FEW 3 BEDROOMS HOUSES
- FURNISHED UPON REQUEST

**The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB**



**HALLWAY**



**BEDROOM**



**CLOAK ROOM**



**BEDROOM**



**BEDROOM**



**RECEPTION/KITCHEN**

# The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB



KITCHEN



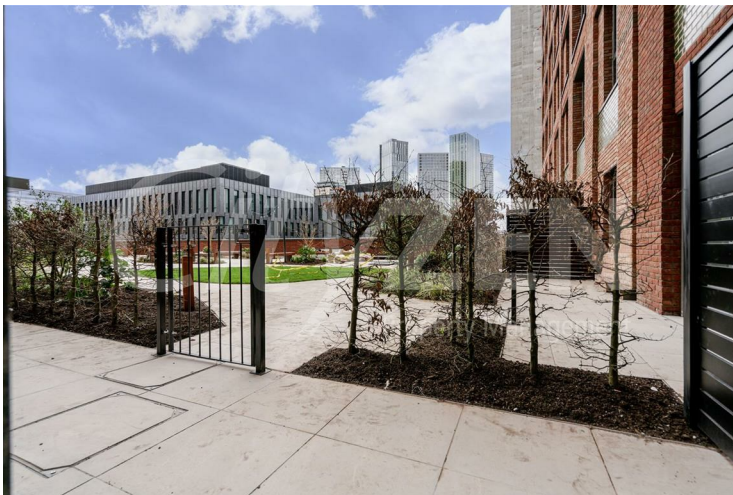
TERRACE



RECEPTION



RECEPTION



TERRACE



RECEPTION

**The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB**



**RECEPTION**



**BATHROOM**



**STAIR CASE**



**BEDROOM**



**HALLWAY**



**BEDROOM**

**The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**SHOWER ROOM**



**BEDROOM**

# The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB



BEDROOM



HALLWAY



WATERHOUSE GARDENS



RECEPTION

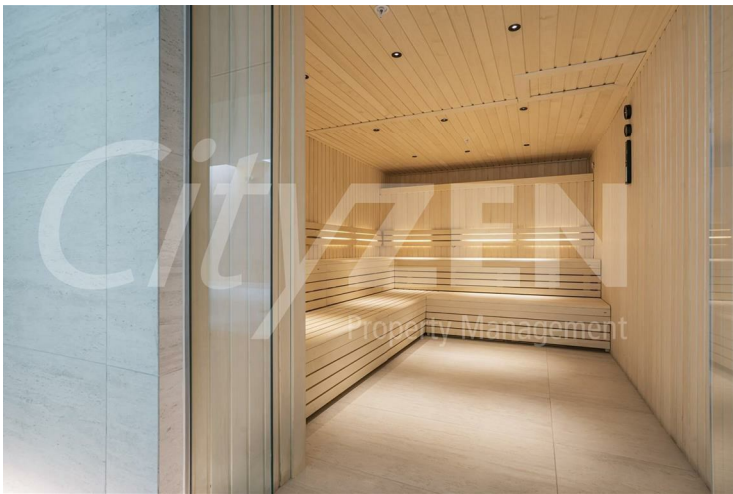
# The Town House, Waterhouse Gardens, Dutton Street, Manchester, M3 1AB



POOL



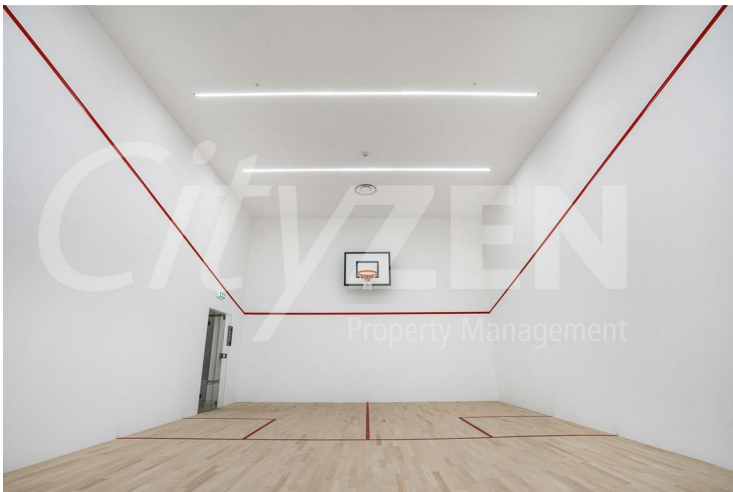
POOL



SAUNA



SPA

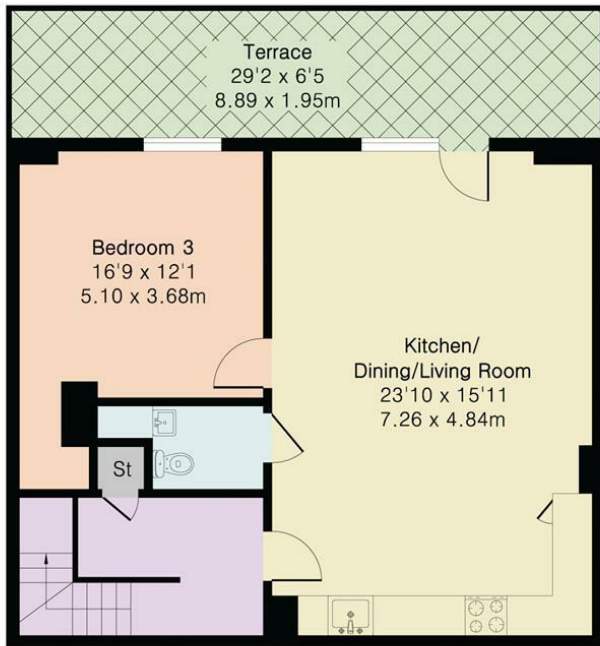


SQUASH COURT

# Approximate Gross Internal Area 1362 sq ft - 126 sq m

Ground Floor Area 681 sq ft – 63 sq m

First Floor Area 681 sq ft – 63 sq m



Ground Floor



First 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		
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		
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.