

Waterhouse Gardens, 228 | Dutton Street, Manchester, M3 1LE  
£1,600 Per Month  
Council Tax Band: New Build

ORLANDO REID  
— MANCHESTER —



Orlando Reid is delighted to present this brand-new two-bedroom, two-bathroom apartment, positioned on the 2nd floor of one of Manchester's most highly anticipated new developments. Ideal for professionals, couples, or sharers, this impressive home offers contemporary design, generous proportions, and an elevated lifestyle in a prime city-centre setting.

The apartment boasts a bright and expansive open-plan living and dining area, enhanced by full-height windows that flood the space with natural light and showcase stunning panoramic views across the Manchester skyline. The sleek, fully integrated kitchen is finished with premium appliances, creating a stylish and functional space for both everyday living and entertaining.

# ORLANDO REID

— 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	