

820 | Dutton Street, Manchester, M3 1AN

£1,600

Council Tax Band: D

ORLANDO REID
— MANCHESTER —



We're delighted to present this beautifully furnished 2-bedroom apartment on the 8th floor of the prestigious Waterhouse Gardens development, available now.

Offering a generous 830 square feet of stylishly designed living space, this modern home combines contemporary interiors with floor-to-ceiling windows that flood the apartment with natural light. The open-plan layout has been thoughtfully designed to maximise both comfort and functionality, creating an inviting atmosphere throughout.

Finished to an exceptional standard, the apartment features:

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St Johns Court 19b Quay Street, Manchester, M3 3HN

01616760099

manchester@orlandoreid.co.uk

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

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