



Let UK Home

3 Bedrooms

Flat

Located
in Manchester

£3,900 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



10 Dutton Street Manchester

M3 1LE



Let UK Home are excited to offer this brand new three-bedroom apartment in Irwell House within Waterhouse Gardens development located in Manchester.

The apartment comprises a bright and spacious open-plan kitchen and living area, three well-sized double bedrooms with built-in wardrobes (both the master & the secondary benefiting from modern en-suites), a large family bathroom, two terraces and generous built-in storage, providing a comfortable and practical living space.

Residents will enjoy access to the exclusive Waterhouse Club, offering an exceptional lifestyle through first-class amenities including a swimming pool, spa, vitality pool, squash and basketball courts, cinema room, co-working lounges, and private dining suites. At ground level, more than 30,000 sq ft of commercial space will feature boutique retail, eateries, and offices.

The area around the development has a full range of living amenities. Within walking distance, you can reach convenience stores (Co-op Food - Green Quarter - Cypress Place), St Michael's Flags and Angel Meadow Park, large chain supermarkets (Sainsbury's Local), and Manchester Arndale Shopping Centre, among others.

Perfectly positioned just moments from central Manchester, Waterhouse Gardens is a landmark gateway development connecting the vibrant Greengate and N.O.M.A. districts with the historic Medieval Quarter. The development offers unmatched connectivity to several city hotspots such as Selfridges, The Printworks, Arndale shopping centre and Deansgate. As a resident you will also be well

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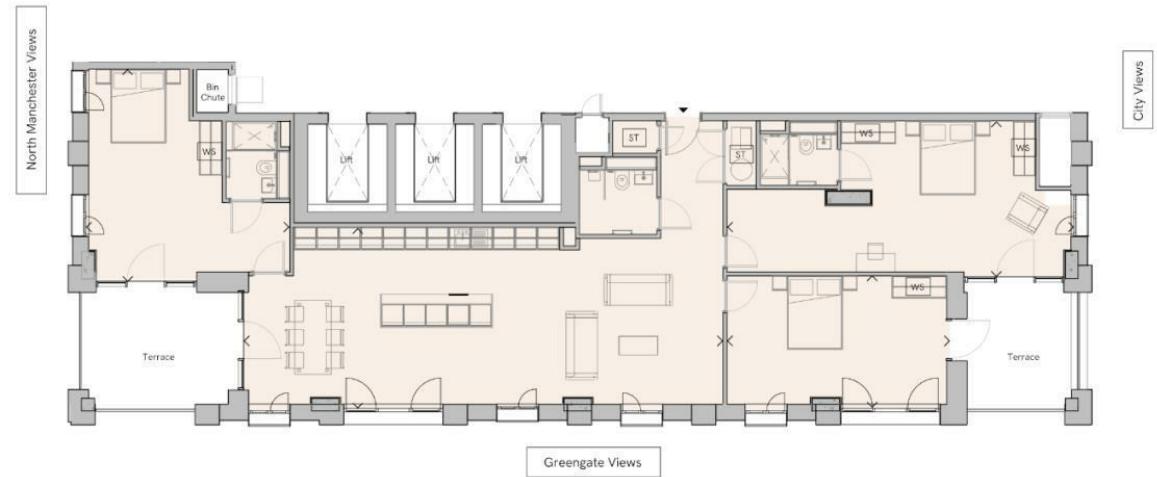
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- 25th Floor
- 24h Security
- Swimming Pool
- Cinema & Game Room
- Residents Lounge

- Concierge Service
- The Gym
- The Spa
- Co-working Space



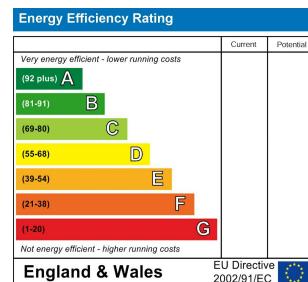


| | Metric | Imperial |
|-----------------|---------------------|-------------------------|
| Living/ Kitchen | 13.02m x 4.94m | 42.73ft x 16.21ft |
| Bedroom 1 | 9.42m x 4.26m | 30.91ft x 13.99ft |
| Bedroom 2 | 5.78m x 5.53m | 18.96ft x 18.14ft |
| Bedroom 3 | 5.97m x 3.61m | 19.59ft x 11.84ft |
| Total | 157.9m ² | 1,699.62ft ² |

Council Tax Band:

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Let **UK** Home

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