



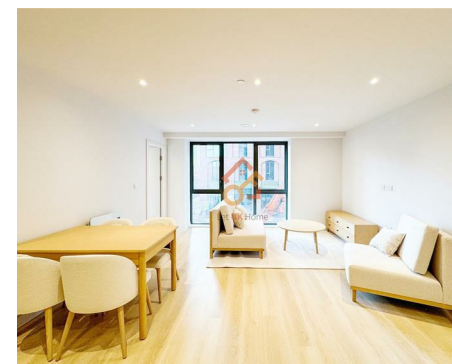
Let **UK** Home

**2 Bedrooms**

**Flat**

**Located  
in Manchester**

**£1,700 Per Month**



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

01615219812



# 10 Dutton Street Manchester

M3 1LE



Let UK Home are excited to offer this spectacular 2-bedroom apartment in Irwell House within Waterhouse Gardens development.

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

Waterhouse Gardens boasts 30,000 sq.ft of premium commercial space, featuring a diverse selection of retail and hospitality offerings. This will bring added convenience and excitement to residents, making it easy to enjoy a variety of amenities right at their doorstep.

One of the standout features for those residing at Irwell House is the direct access to the Waterhouse Club. The club sets a new standard for health and leisure, featuring a state-of-the-art swimming pool and spa, a library, a fully equipped gym, a fitness studio, sports courts, a cinema, private dining facilities, and more.

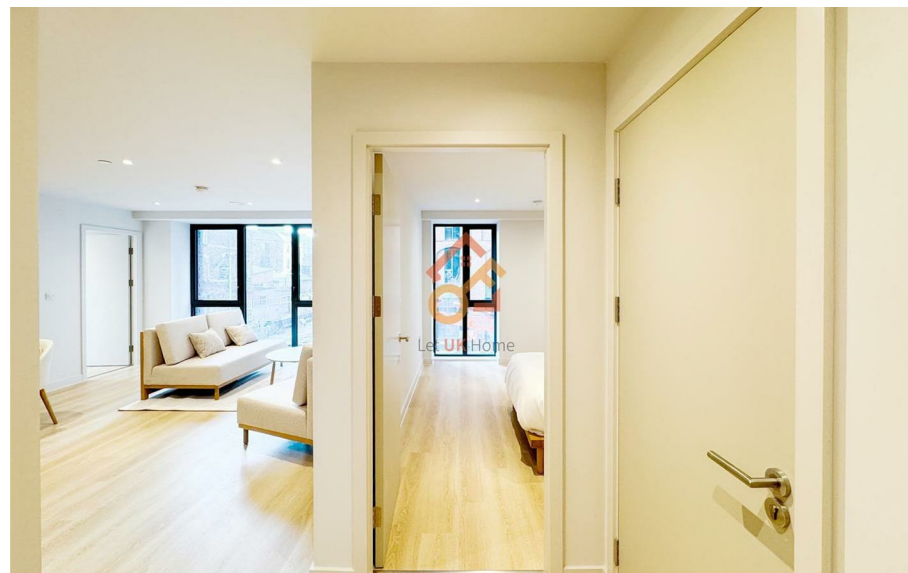
Perfectly positioned just moments from central Manchester, Waterhouse Gardens is a landmark gateway development connecting the vibrant Greengate and N.O.M.A. districts with the historic Medieval Quarter. The development offers unmatched connectivity to several city hotspots such as Selfridges, The Printworks,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

# 10 Dutton Street Manchester

## £1,700 Per Month



- 1st Floor
- 24h Security
- The Gym
- Sauna & Steam Room
- Co-working Space
- Concierge Service
- Swimming Pool
- Cinema & Game Room
- Squash Court
- Residents Lounge







City Views

	Metric	Imperial
Living/ Kitchen	6.30m x 4.45m	20.67ft x 14.56ft
Bedroom 1	4.23m x 3.28m	13.88ft x 10.76ft
Bedroom 2	3.03m x 4.10m	9.94ft x 13.45ft
Total	70.1m <sup>2</sup>	754.55ft <sup>2</sup>



Let **UK** Home

1/F, St James Tower 7 Charlotte  
Street  
Manchester  
M1 4DZ

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**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.

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>		
(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		
England & Wales		
EU Directive 2002/91/EC		

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