




**Waterhouse Gardens,
Dutton Street,
Manchester
£1,700 pcm**

Welcome to Waterhouse Gardens, Manchester's hottest new development. Discover this deluxe high-spec two bedroom apartment, nestled in the heart of Manchester City Centre.

- 24 Hour Concierge
- AVAILABLE NOW!
- Basketball & Squash court
- Brand new development
- Cinema Room
- City centre location
- Communal terrace
- Games room
- State of the art gym
- Swimming Pool

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B	83	83
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050
Reference	RL1276 Council Tax Band: TBC
Additional Information	Deposit: £1,961.53 Holding Deposit: £392.30

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.