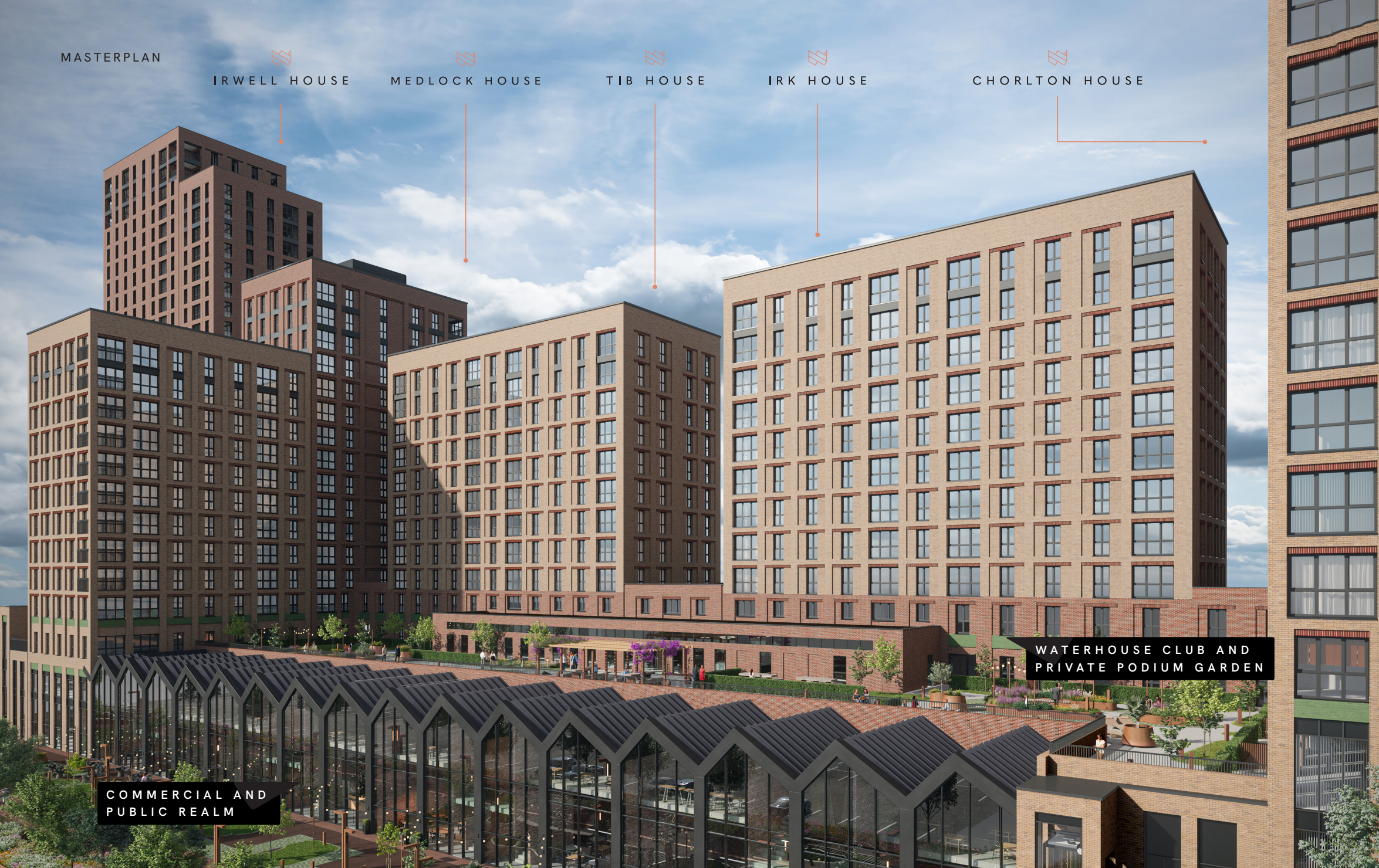




WATERHOUSE GARDENS



Central Location
connecting the
popular Greengate
and N.O.M.A
neighbourhoods



556 high-spec
residential units
across five distinctive
terracotta towers



30,000 sq.ft of
commercial space,
offering a mix of
retail & eateries



Wide range of
resident only amenity
at the Waterhouse
Club



7 minute walk to
Manchester Victoria
Train & Metro Station



5 minute walk to
AO Manchester Arena
Europe's 4th largest
music venue



5 minute walk to
Manchester College
& 9 minute cycle
to University of
Manchester



Great Ducie
Regeneration Zone
- 2.8 Million sq.ft of
commercial space



WATERHOUSE CLUB CONCIERGE



SWIMMING POOL, PLUNGE POOL & SPA



RELAXATION SUITE & VITALITY POOL



LIBRARY, CO-WORKING SPACE & PRIVATE DINING



30,000 SQ.FT OF COMMERCIAL SPACE & LANDSCAPED PUBLIC REALM



CONNECTING GREENGATE & N.O.M.A



RESIDENT PODIUM GARDEN



METROLINK CONNECTIVITY



GAMES ROOM & SQUASH COURT / BASKETBALL HALF-COURT



GYMNASIUM & FITNESS STUDIO

NEIGHBOURHOODS

AO Arena	2 mins walk
Green Quarter	6 mins walk
Greengate	7 mins walk
Victoria Station	7 mins walk
N.O.M.A	8 mins walk
New Century	8 mins walk
Arndale	8 mins walk
Northern Quarter	6 mins cycle
Printworks	10 mins walk
St. Peter's Square	15 mins walk

Journey times are approximate only from Waterhouse Gardens.
*Public transport times are from Victoria Train Station.
Source: <https://tfgm.com> & Google

EDUCATION

Manchester College	5 mins walk
University of Manchester	9 mins cycle
University of Salford	9 mins cycle

NATIONAL RAIL & METROLINK

Manchester Victoria to St. Peter's Square	6 mins train
Manchester Victoria to Piccadilly Gardens	6 mins train
Manchester Victoria to Piccadilly	9 mins train
Manchester Victoria to Deansgate	9 mins train
Manchester Victoria to Media City UK	25 mins train
Manchester Victoria to Manchester Airport	38 mins train
Manchester Victoria to London Euston	2½ hours train



SPACIOUS ONE, TWO & THREE BEDROOM APARTMENTS, DUPLEXES AND PENTHOUSES



BRIGHT & SPACIOUS LIVING SPACES



STYLISH KITCHEN WITH INDUCTION HOB



HIGH SPEC BATHROOM

SALBOY

Salboy is an award-winning UK property development company known for delivering first-class developments in prime locations. To date we have delivered more than 3,500 high-quality homes in sought-after city locations. We are known as one of the most prolific property development brands in the United Kingdom.

DOMIS Construction provides unparalleled expertise throughout the whole construction process and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years, DOMIS continue to consistently deliver luxury residential developments.

KEY FACTS

Developer:	Salboy
Architects:	Studio Power & Assael
Contractor:	DOMIS Construction
Local authority:	Manchester City Council
Tenure:	999 year leasehold
Ground rent:	N/A
Full site est. completion:	Q2 2026
New build warranty:	Buildzone
Energy Rating:	Targeting B
Service charge:	Estimated £4.50 per sq.ft
Payment terms:	25% on exchange, 75% on completion
Full address:	Dutton Street, Manchester, M3 1LE

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