



RESIDE

MANCHESTER



93 The Edge Clowes Street
Salford, M3 5ND

Asking Price £550,000



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, Salford, M3 5ND

This spacious furnished two bedroom duplex is located on the 12th floor in The Edge.

An open plan living / kitchen area providing you a great sense of space, the apartment benefits from two large terrace's, a spacious balcony, allocated two parking spaces and 24 hour concierge.

Residing on the River Irwell, the location of this building is only a stones throw away from Deansgate where many bars and restaurants reside and only a few minutes walk from Victoria Train Station.

To book a viewing please contact the sales team on 0161 837 2840.

The Edge

The Edge was built by Countryside Properties in 2002 and remains one of the most sought after and prestigious developments in the City.

Stunning reception foyer with 24 hour concierge sets the scene, with 4 residential blocks surrounded by green courtyards or overlooking the River Irwell and views of both Manchester and Salford City centres from aspects of the development.

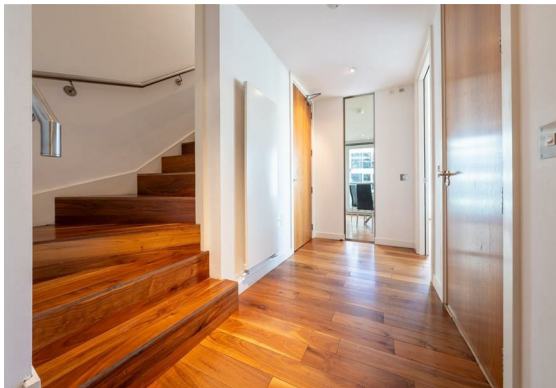
The Tour

93 The Edge is located on the 12th floor, offering two double bedrooms, two bathrooms with 2x private terraces and a spacious balcony with stunning views across the City.

Feeling secure is key, and The Edge provides you with that security. You have a fob entry system as well as 24 hour concierge.

Entering via a wooden front door you are greeted by a spacious hallway leading to an open plan living/kitchen area featuring wooden flooring and large floor ceiling windows leading to a large private terrace and a separate balcony with stunning views. Fully fitted kitchen incorporating dark grey wall units and marble countertops. Integrated appliances including AEG electric oven and hob, Hoover hood, Whirlpool microwave, CDA dishwasher and Lamona fridge freezer. Before walking upstairs, you have two separate storage cupboards and a family bathroom offering a three piece bathroom suite with a bath and overhead shower, villeroy and boch toilet and sink, Grohe fittings with a large glass mirror and a heated towel rail.

Upstairs you're greeted with two double bedrooms, both with wooden flooring and access to a second terrace area with far reaching city centre views. The primary bedroom offers TV and satellite points with a frosted glass door leading to an en-suite. The ensuite offers a walk in shower with a rainfall showerhead, villeroy and boch toilet and sink, Grohe fittings with a large glass mirror and heated towel rail.





The Area

The Edge is located on the banks of the River Irwell in Salford, just outside of Manchester City centre. The property is only a stones throw away from several popular districts including, Greengate, Spinningfields, Deansgate, Central Retail District and the Green Quarter.

This property is ideally situated for a number of transport links across the city and the North West with nearby rail/metro links including Salford Central, Exchange Square, Shudehill and Manchester Victoria.

You're only a two minute walk from shops, restaurants, bars, coffee shops, and entertainment.

Lease Information

Length Of Lease - 150 years from 2003.

Service Charge - £3928.16 per annum.

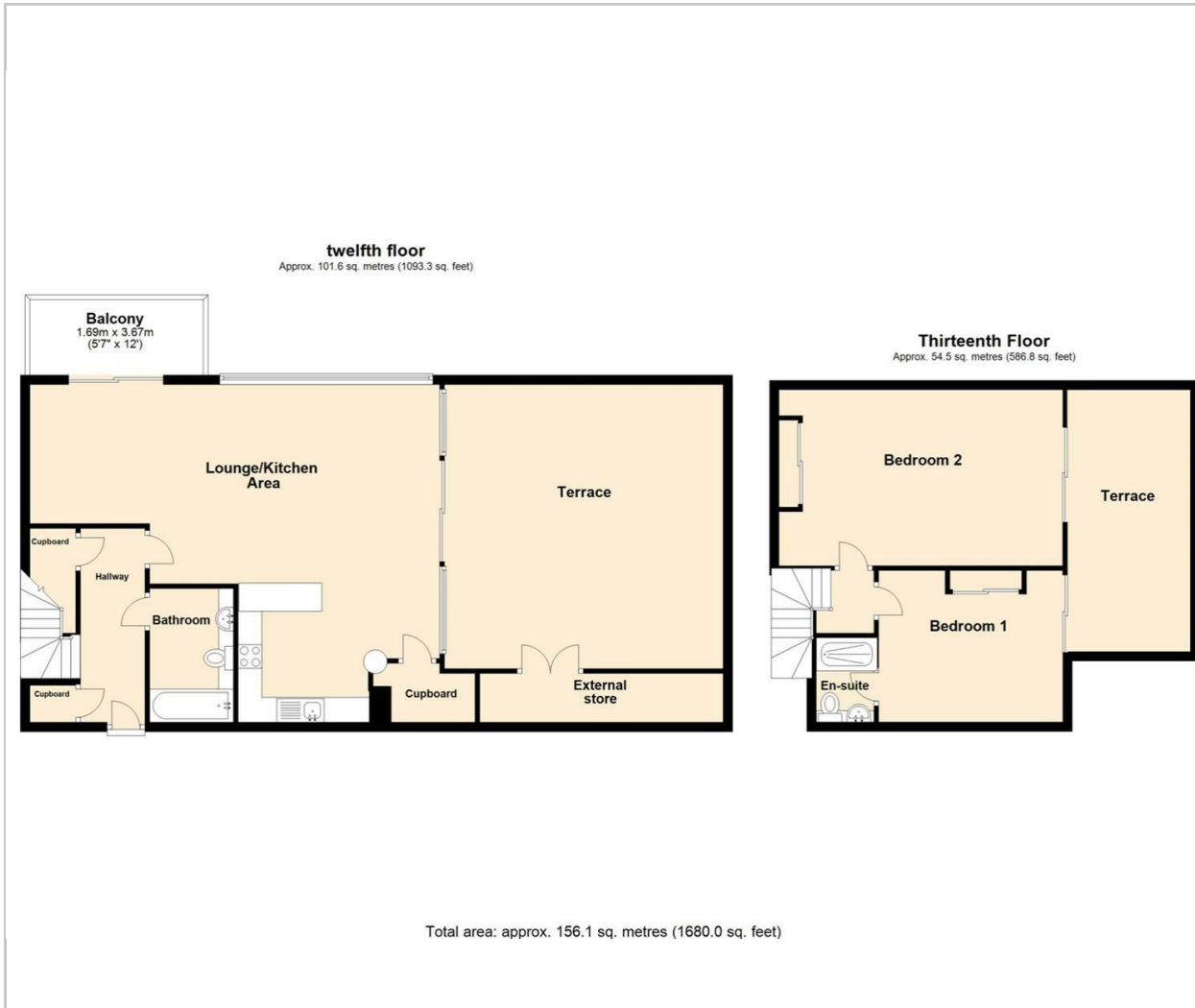
Ground Rent - £250.00 per annum.



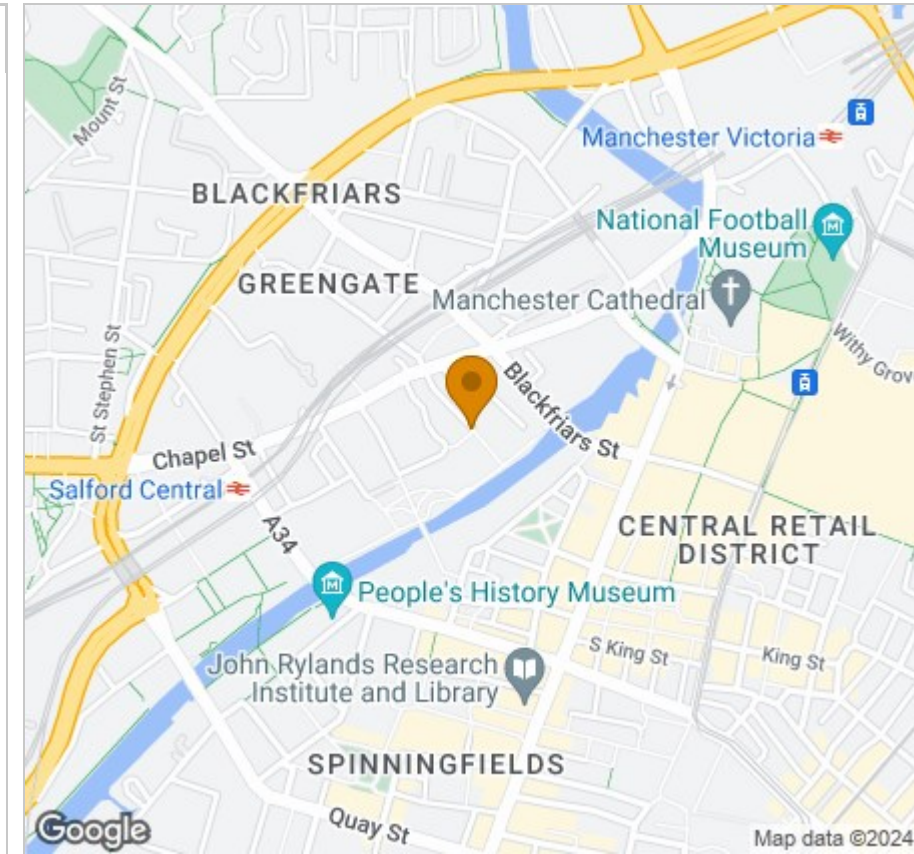
- Two Bedroom Duplex
- Two Bathrooms
- Mortgage Buyers & Cash Buyers Welcome
- Allocated Two Parking Spaces Including
- No Chain
- EPC Rating D
- Two Large Terraces & Spacious Balcony
- Viewings Highly Recommended
- 24 Hour Concierge
- 2 Minute Walk To Deansgate



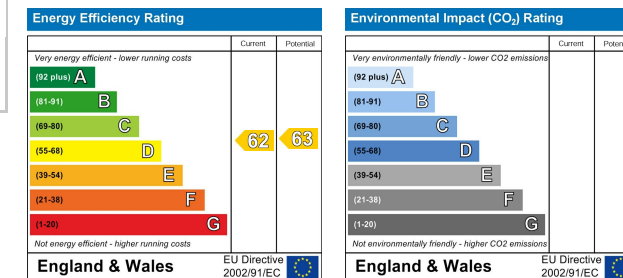
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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