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# FOR SALE

## CITY CENTRE OPPORTUNITY



LONG LEASEHOLD CITY CENTRE APARTMENT  
SALFORD – 219 THE EDGE, CLOWES ST, M3 5NF

PRICE – OFFERS OVER £210,000

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT  
0161 830 8833

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# SALFORD – 219 THE EDGE, CLOWES ST, M3 5NF

## LOCATION

An outstanding development on the edge of the Manchester and Salford border.

The range of accommodation is vast, with one, two and three-bedroom apartments plus some fantastic penthouses with breath-taking views over the city centre and the water below.

There is a concierge on-site, keeping the standard of the development high. The Edge is located only a few minutes' walk from Deansgate, the Arndale shopping district and Harvey Nicholls

## DESCRIPTION

The Edge is a prestigious development of luxury apartments that form part of a much sought-after location within a couple of minutes' walk from Deansgate and overlooks the River Irwell.

This fourth-floor apartment consists of; an entrance hallway that leads to an open plan living area that benefits from a Juliette balcony and modern fitted kitchen.

There is a double bedroom and a main bathroom suite. The development also benefits from a 24-Hour Concierge service. EPC Rating B

## ACCOMMODATION

### Open Plan Living Kitchen

Modern fitted kitchen. to the lounge area there are floor to ceiling windows with sliding door giving access to outside terrace.

### Bedroom

Double bedroom with fitted wardrobes.

### Bathroom

Three piece suite comprising shower cubicle wash hand basin and wall mounted w.c.

## Externally

Balcony with access from sliding doors in the living area.

## Additional information

The premium apartments at The Edge benefit from 24-hour concierge as well as secure underground parking.

Please note that the seller is a connected party under the terms of the Estate Agency Act 1979, Sections 21 and 31/32.

## TENURE

### Leasehold

## TENANCY

Vacant

## VAT

Not VAT

## EPC

Certificate and report are available upon request

## VIEWING

**Strictly by appointment only.**

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