

# HUNTERS®

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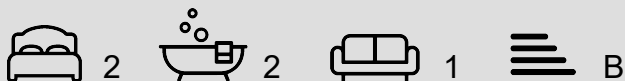


## The Edge, Clowes Street, Salford

£340,000

Council Tax: E

Tenure: Leasehold

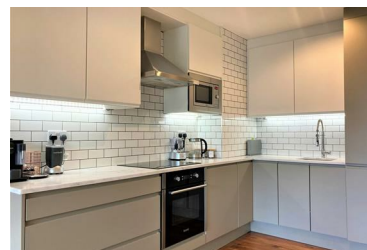


This beautifully presented, spacious two-bedroom apartment offers stunning river views and is located within the prestigious, EWS1-approved development, "The Edge". Ideally positioned just a short walk from Manchester city centre, with Deansgate nearby, this property is perfect for city living.

The apartment features two double bedrooms, including a primary bedroom with fitted wardrobes and a luxurious four-piece en-suite wet room. The entrance hall offers a large storage space and leads to an additional three-piece wet room. The open-plan living area flows seamlessly into a modern, fully fitted kitchen, all finished to a high standard, making this property a true credit to its current owners.

Further benefits include a private balcony overlooking the river, one secure allocated parking space, and a 24-hour concierge service.

- EWS1 approved - Mortgage buyers are welcome. Lease terms 250 years - Service charge £4138.20 per annum - Ground rent £250 per annum
- Stylish, river facing two-bedroom apartment - Total approx. floor area 882.641 sq. ft or 82 sq. m
- Beautifully presented throughout and certain to impress any viewer
- Open plan living/dining room and modernised fitted kitchen
- Spacious and flooded with natural light.
- The open plan area benefits from floor to ceiling windows and sliding doors onto the impressive balcony - 10th floor
- Two double bedrooms. The master benefits from a large four piece en suite and fitted wardrobes
- Three piece shower room



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