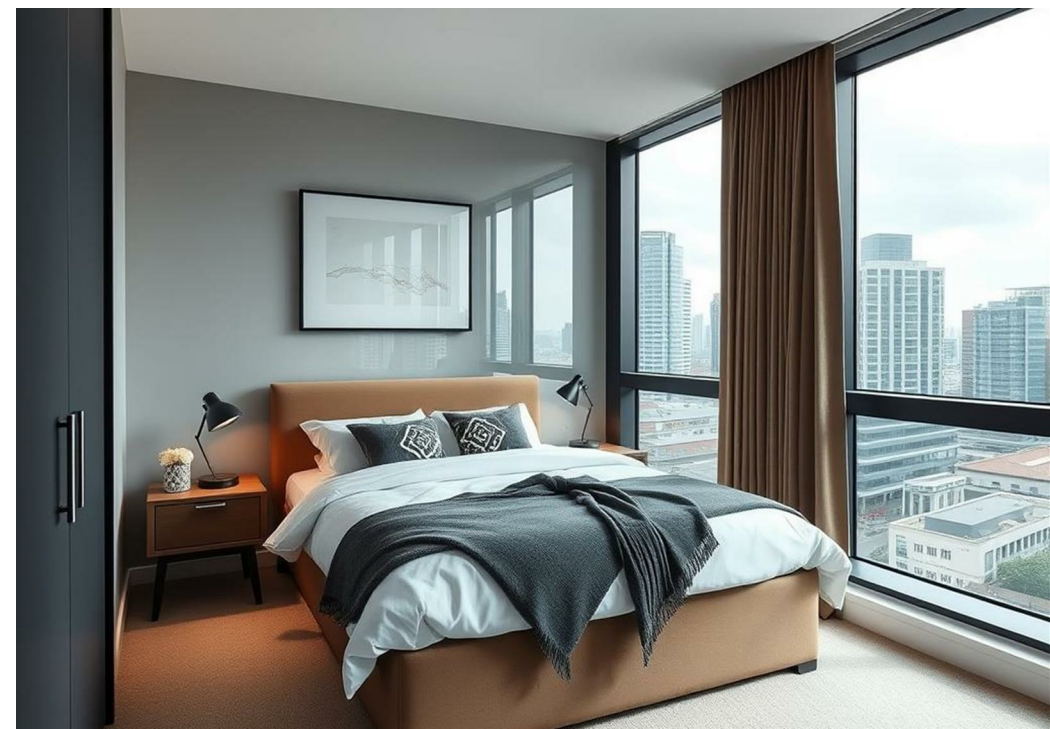
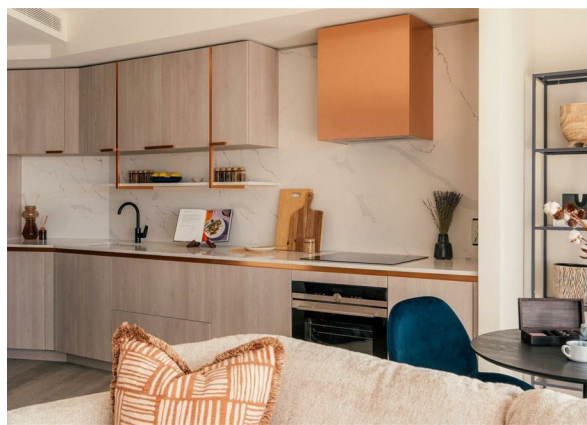
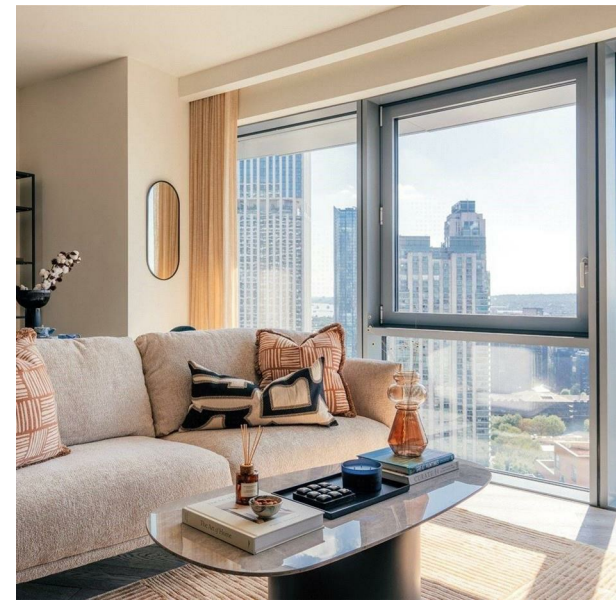


The Edge, 812 Clowes Street, Salford, Manchester, Greater Manchester, M3 5NF

£350,000

Council Tax Band: New Build

ORLANDO REID  
— MANCHESTER —



Welcome to this stunning two-bedroom apartment located in the heart of Manchester on the renowned Deansgate. For those unfamiliar, Deansgate is the main road that runs right through the centre of Manchester, offering easy access to the city's vibrant lifestyle. You'll be surrounded by an array of local bars, restaurants, and entertainment options, making this location ideal for anyone seeking the buzz of city-centre living. Just a short stroll away, you'll find the Arndale Shopping Centre, Selfridges, Harvey Nichols, as well as Victoria and Piccadilly train stations—all within walking distance.

This spacious two-bedroom apartment is perfect for anyone looking to enjoy the convenience and excitement of living in central Manchester. It's also an excellent investment opportunity, offering high rental yields for those interested in the property market. The apartment boasts a large, open-plan living room with a modern kitchen, two generously sized bedrooms, and a bright, contemporary bathroom. The kitchen is

# ORLANDO REID

— M A N C H E S T E R —

St Johns Court 19b Quay Street, Manchester, M3 3HN

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<https://www.orlandoreid.co.uk/manchester/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	