



The Edge, Clowes Street M3

£320,000

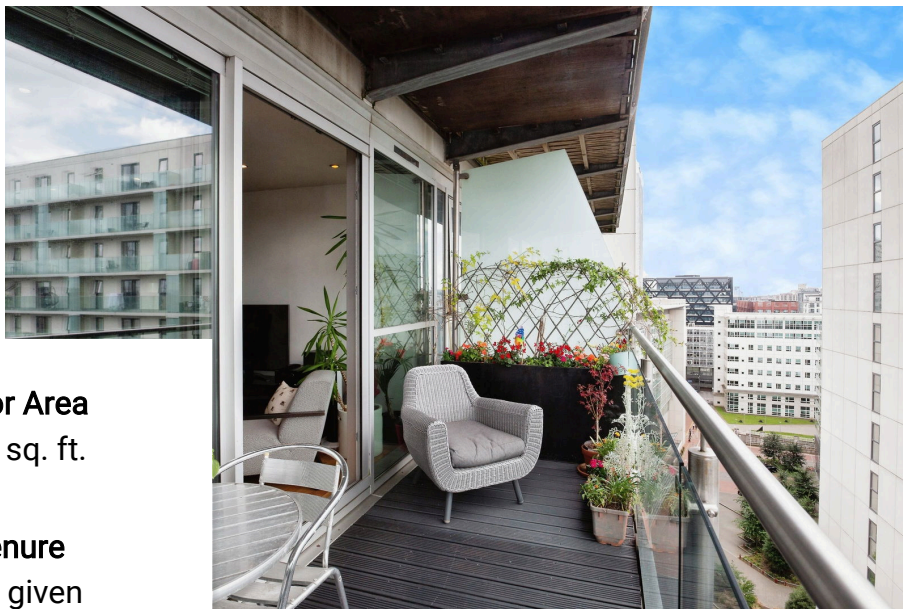
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A stunning TWO DOUBLE BEDROOM apartment positioned in the 13TH FLOOR of a striking WATERSIDE DEVELOPMENT offered with a private BALCONY, REFITTED KITCHEN, SECURE ALLOCATED PARKING and 24-HOUR ON-SITE CONCIERGE.

The accommodation spans 848 sq/ft and comprises: communal entrance via an impressive atrium with concierge desk, access to all floors via stairs and lifts, hallway with utility cupboard, living space with floor to ceiling dual aspect windows, open plan to recently refitted kitchen and integrated appliances, main bedroom with fitted wardrobes, en suite bathroom, second double bedroom with floor to ceiling window and a shower room. The property also benefits from hardwood flooring throughout and a private, south-west facing wrap around balcony. EPC RATING TO FOLLOW.



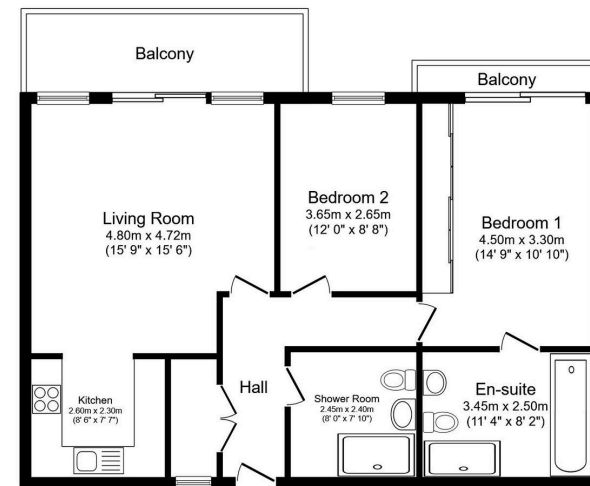
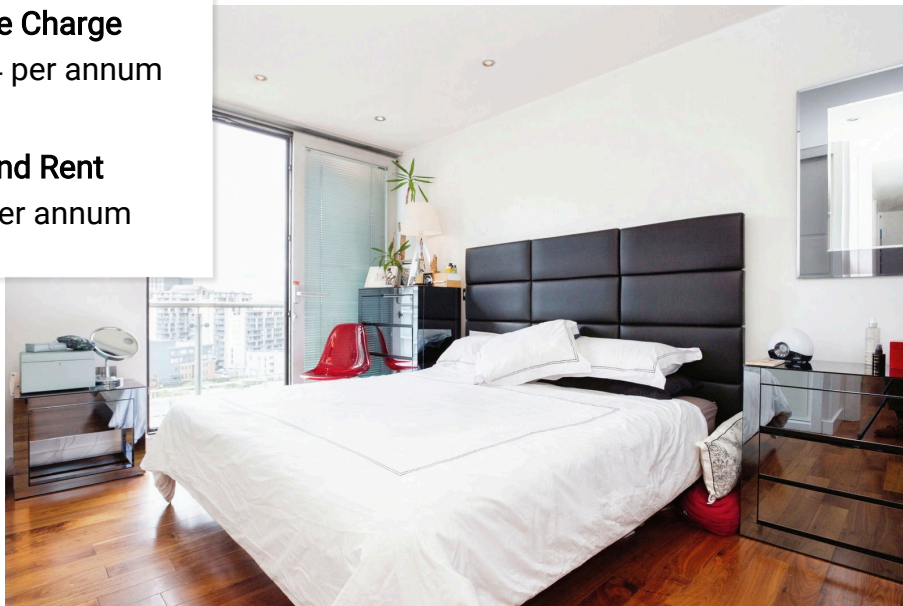


Floor Area
848 sq. ft.

Tenure
Not given

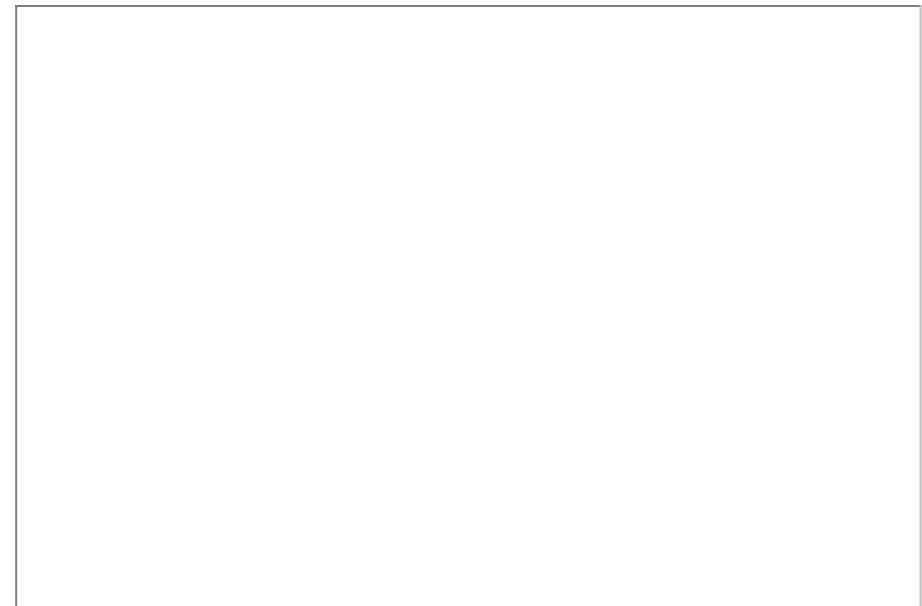
Service Charge
£4520.04 per annum

Ground Rent
£250 per annum



Total floor area 78.8 m² (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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