



URBAN ESTATES

SALES - LETTINGS - MANAGEMENT



268 The Edge Clowes Street

, Salford, M3 5NG

Offers in the region of £180,000



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Welcome to 268 The Edge, an exceptional one-bedroom apartment set within one of Salford's most sought-after riverside developments. Perfectly positioned on the banks of the River Irwell and just moments from Manchester city centre, this home offers the ideal combination of style, location, and lifestyle. Upon entering, you're greeted by a spacious open-plan living and dining area, filled with natural light thanks to the floor-to-ceiling windows that frame striking city and riverside views. The modern kitchen is seamlessly integrated into the space, boasting clean lines, quality appliances, and ample storage ideal for both everyday living and entertaining.

The double bedroom is generously sized and thoughtfully designed to be both comfortable and tranquil, while the contemporary bathroom offers sleek finishes and a calming atmosphere. The Edge is renowned for its architectural appeal and premium amenities, including a 24-hour concierge service, secure fob access, and beautifully maintained communal spaces. Residents enjoy a peaceful riverside setting while being just a short stroll from Spinningfields, Deansgate, and key transport links offering unmatched convenience for professionals and city lovers alike. This property is ideal for first-time buyers, investors, or anyone seeking a stylish city base with a touch of tranquillity.

Tenure: Leasehold

Lease length: Initially ~250 years (from around 2002–2003), with over 230 years



still left

Ground rent: ~£250–£350 per annum

Service charge: Typically £2,900–£3,400 per annum (approx. £700–£850 quarterly)

Floor Plan



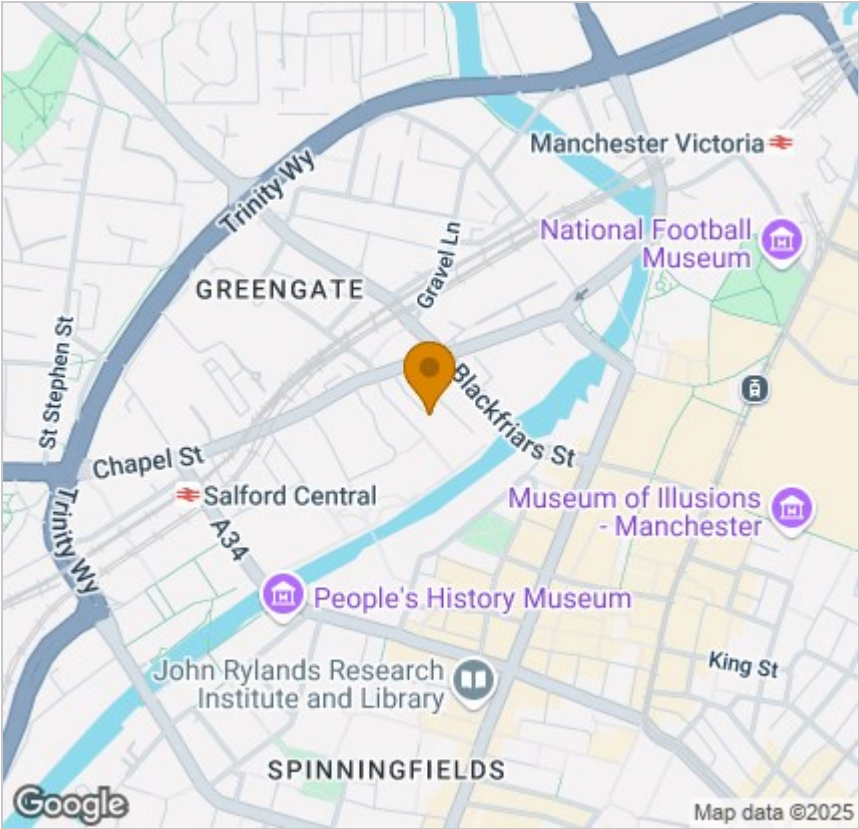
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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125 Deansgate, Lancs, M3 2BY
Tel: 0333 433 0348 Email: talat.ali@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

