



URBAN ESTATES

SALES - LETTINGS - MANAGEMENT



268 The Edge Clowes Street
, Salford, M3 5NG

Offers in the region of £180,000



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Modern One-Bedroom Riverside Apartment – The Edge, Salford

This stunning one-bedroom apartment is set within the prestigious Edge development, perfectly positioned on the banks of the River Irwell and just minutes from Manchester city centre.

The bright open-plan living area features floor-to-ceiling windows offering spectacular city and river views, a sleek fully fitted kitchen with integrated appliances, and a spacious double bedroom complemented by a modern bathroom.

Development Highlights:

Prime riverside location near Spinningfields & Deansgate

24-hour concierge & secure fob entry

Scenic riverside walkways and well-maintained communal areas

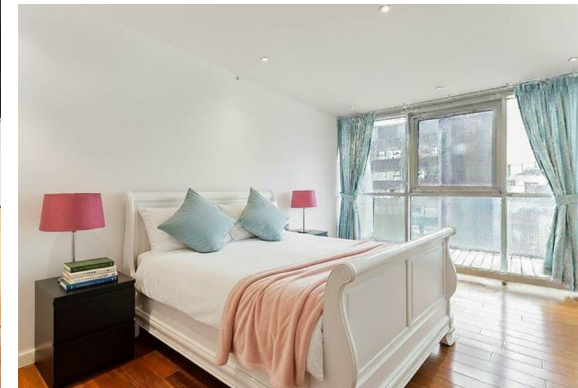
Lease Details:

Approx. 230+ years remaining

Ground Rent: £250–£350 p.a.

Service Charge: £2,900–£3,400 p.a.

Ideal for first-time buyers, professionals, or investors seeking a stylish city base with riverside tranquillity. Viewing is highly recommended.





Floor Plan



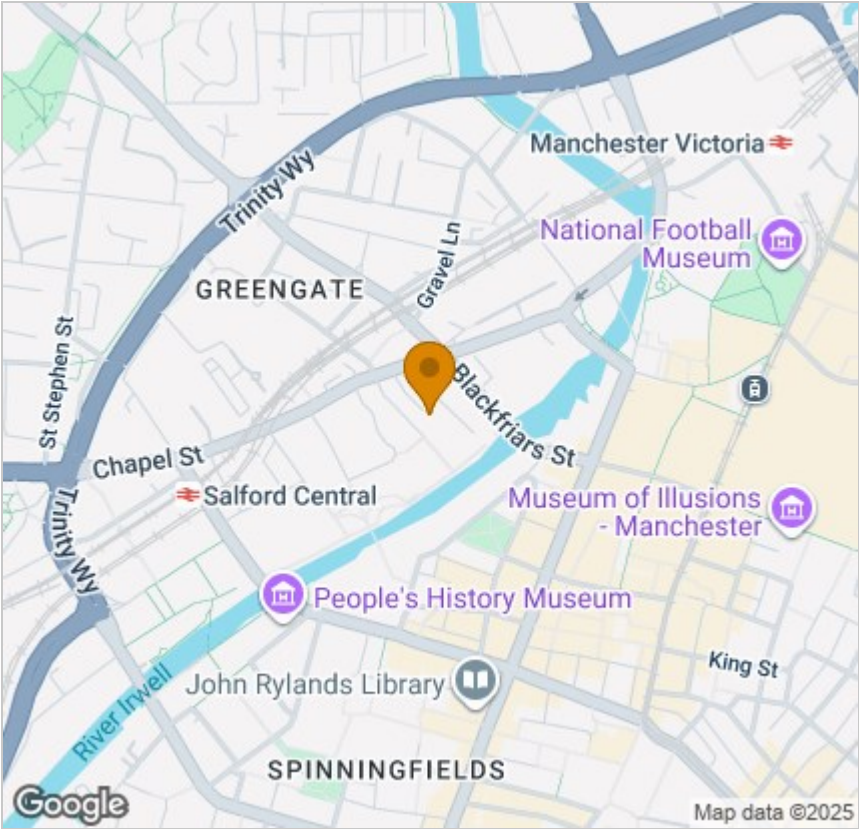
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

