



URBAN ESTATES
SALES - LETTINGS - MANAGEMENT



89 The Edge Clowes Street
, Salford, M3 5ND

Offers over £495,000

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Luxury 2-Bed, 2.5-Bath Duplex Apartment with Balconies & Parking – Clowes Street, Salford with Riverside Views

A stunning 2-bedroom duplex apartment for sale in Salford, situated in a prestigious riverside development on Clowes Street, just a short walk from Deansgate and Manchester city centre. Spanning approximately 1,533 sq ft, this luxurious home features modern open-plan living, floor-to-ceiling windows, and two private balconies offering serene river views.

Both double bedrooms include sleek ensuite bathrooms, complemented by a guest WC on the lower level. For added flexibility, the property could be converted into a 3-bedroom apartment, with the additional bedroom created as a box room, subject to planning permission.

Key Features:

Two spacious double bedrooms with ensuite bathrooms (option to create a third bedroom)

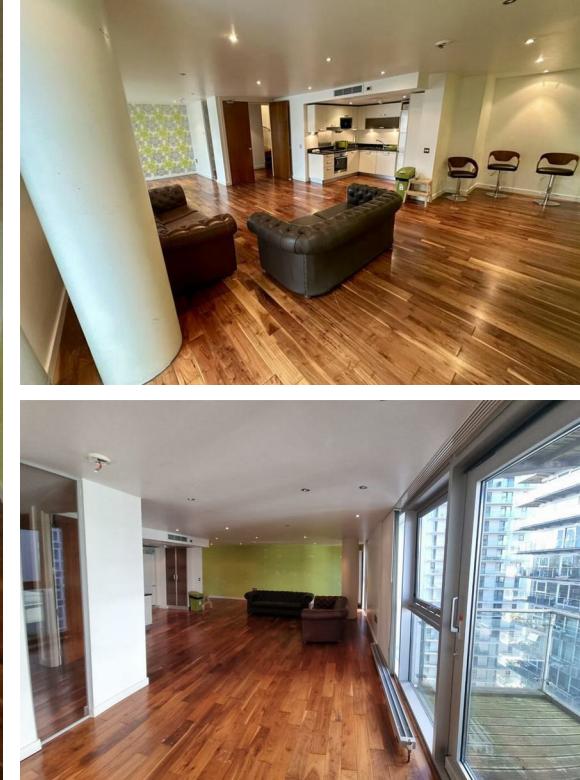
Guest cloakroom on the lower level

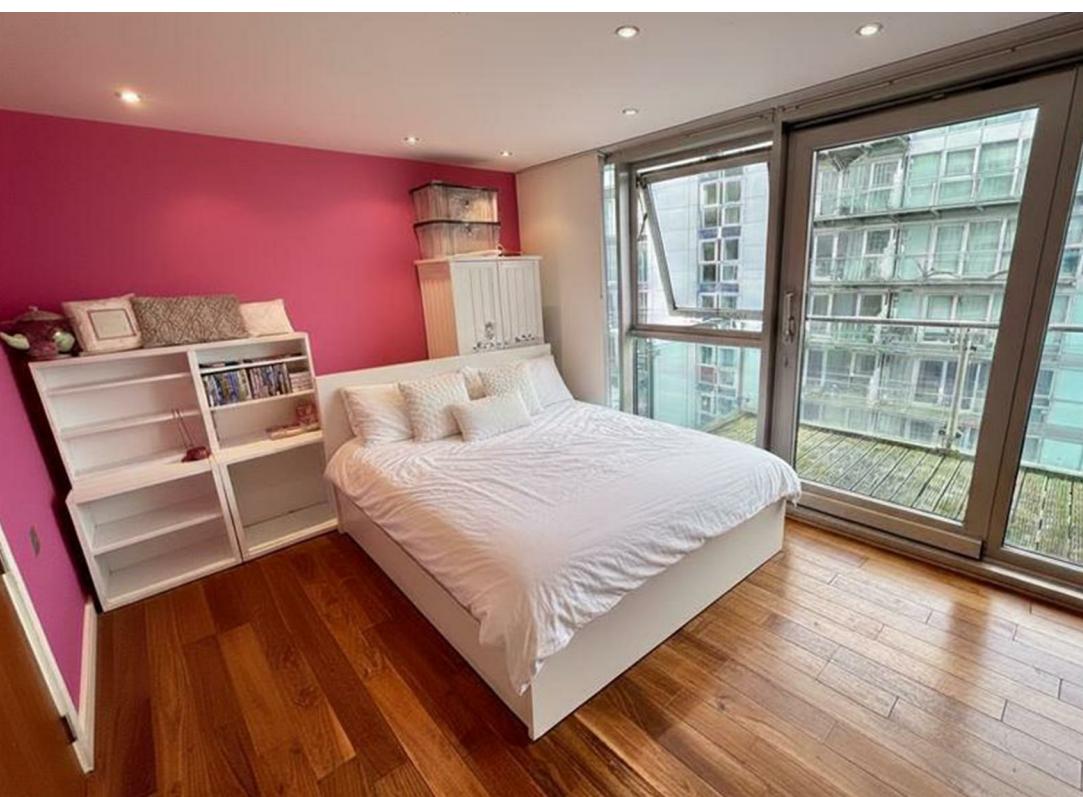
Two private balconies with scenic riverside views

24-hour concierge service

Secure underground parking

Pet-friendly development





Landscaped communal gardens and riverside walks

Prime location near The Lowry Hotel, fine dining, shopping, and Manchester transport links

Mortgage buyers welcome

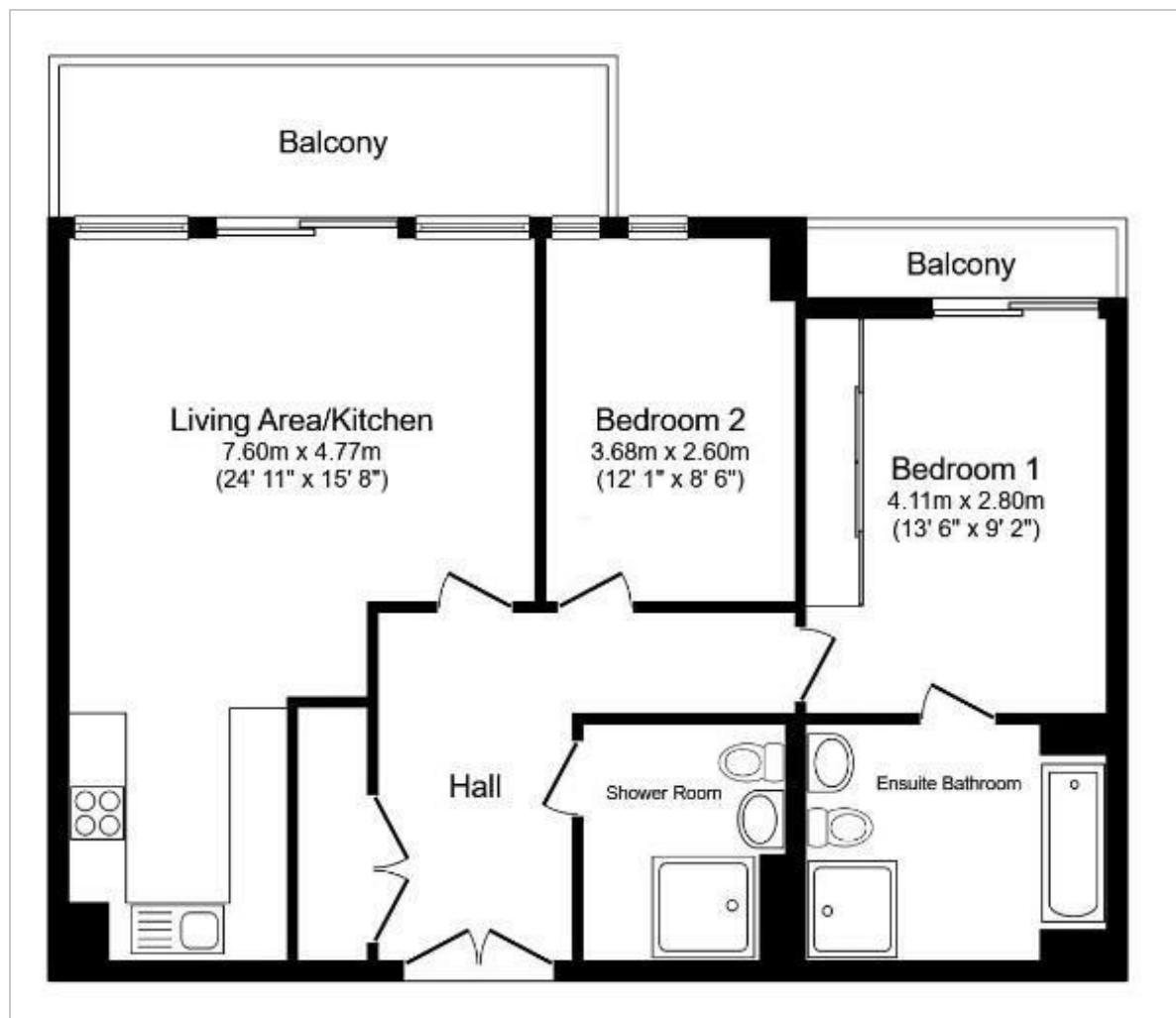
EWS1 certificate available

Service Charges (01/04/25 - 30/06/25): £1,998.88

Ground Rent: £125 paid every six months

This luxury Salford riverside duplex apartment offers modern city living with exceptional views, secure parking, premium amenities, and the potential to add a third bedroom. It represents a rare opportunity for professionals, investors, or city-centre buyers seeking a spacious and versatile home. Early viewing is highly recommended.

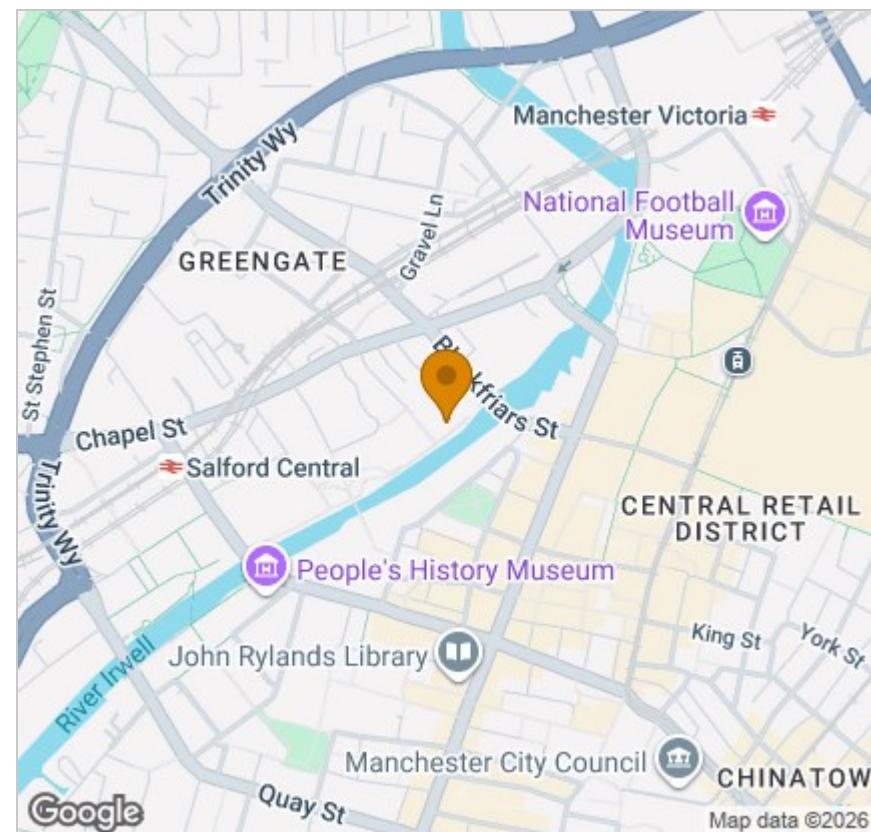
Floor Plan



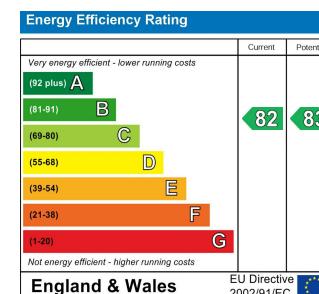
Viewing

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.

Area Map



Energy Efficiency Graph



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125 Deansgate, Lancs, M3 2BY

Tel: 0333 433 0348 Email: talat.ali@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

