



The Edge Clowes Street  
, Salford, M3 5NG

**Offers in the region of £165,000**





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Modern Riverside Studio Apartment for Sale – The Edge, Salford

Stylish 9th-floor studio in The Edge, Salford, with stunning River Irwell and city views. Ideal for first-time buyers, professionals, or investors, this modern apartment features an open-plan living space, fully fitted kitchen, bright bedroom, and contemporary bathroom.

### Key Features:

Floor-to-ceiling windows with panoramic river views

Modern kitchen with integrated appliances

Light-filled interiors with functional design

Secure underground parking

### Development Highlights:

Prime riverside location near Spinningfields & Deansgate

24-hour concierge and secure fob entry

Scenic riverside walkways & communal areas

### Lease & Charges:

Lease: 230+ years

Ground Rent: £250–£350 p.a.

Service Charge: £2,900–£3,400 p.a.







Modern riverside living with city convenience – perfect home or investment opportunity.

Floor Plan



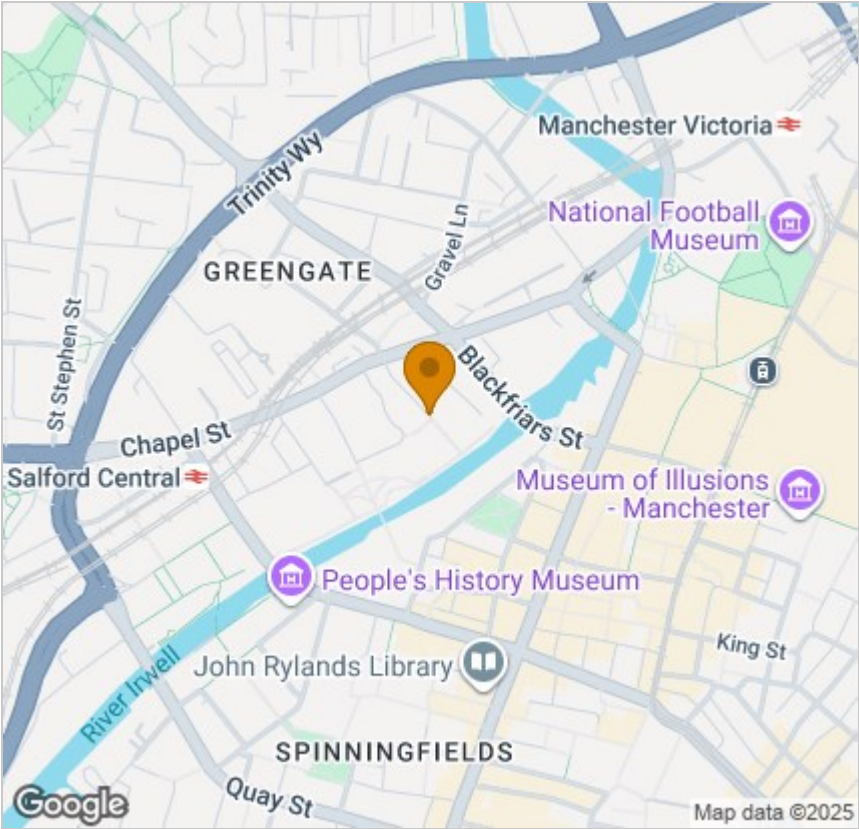
Viewing

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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Area Map



Energy Efficiency Graph

