



The Edge, Clowes St - Offers Over £500,000

Introducing this two bedroom, two bathroom apartment located on the 14th floor of The Edge development, in the heart of Manchester City Centre's prestigious Spinningfields district. This modern property boasts a spacious open-plan living area with fully renovated high spec kitchen and an island unit perfect for entertaining guests. The property is in immaculate condition with both bathrooms having been completely remodelled with contemporary finishes. A large luxury wrap-around balcony offers river views along with the same views being showcased throughout the apartment via a huge expanse of floor to ceiling windows. The property comes complete with secure allocated underground car parking space.

With its prime location and contemporary design, this property offers the ultimate urban living experience in the vibrant city of Manchester. The development benefits from an onsite concierge and offers easy access to high-end restaurants, trendy bars, theatres, and chic shops including Selfridges and Harvey Nichols, all just a short walk away. There is excellent access to local transport and walking distance from main line rail services, this property has everything you could need for the very best of City Centre living.

- Two Double Bedrooms
- Two Bathrooms
- EWS1 Certificate Issued
- 14th Floor
- Large Open Plan Living & Kitchen Area
- Full Length Wrap Around Balcony
- Panoramic City Views
- Spinningfield Location



GENERAL

Rental Yield: 5.3% (based of a rental price of £2,200 PCM)
Service Charge: £6,571.20 per annum
Ground Rent: £250 per annum
Lease: 250 Years from 1st Jan 2002
Square Footage: 1227sqft (114sqm) (excluding outdoor space)
Council Tax Band: F
Management Company: Scanlans

HALLWAY

Wooden flooring, spotlights, wall mounted heater, intercom.

BATHROOM

Accessed via the hallway, the three piece bathroom is finished to a high specification, comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units designed by Poggenpohl, Siemens integrated fridge and freezer, integrated Miele dishwasher, Siemens induction hob with a built in extractor over, double Siemens oven/microwave plus warming drawer, ziptap over sink and drainer, wooden flooring, spotlights, wall mounted heating and access to large storage cupboard housing the boiler, washing machine and dryer.

LIVING ROOM

Double glazed sliding doors onto balcony, wooden flooring, floor mounted heater, phone/TV point, discretionary electric blinds, nest climate control and spotlights.

BEDROOM

Double glazed window, wooden flooring, wall mounted heater, phone/TV point, built-in wardrobes and spotlights.

MASTER BEDROOM

Double glazed sliding doors onto the balcony, wooden flooring, wall mounted heater, phone/TV point, spotlights, built-in wardrobes and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite is finished to a high specification and comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BALCONY

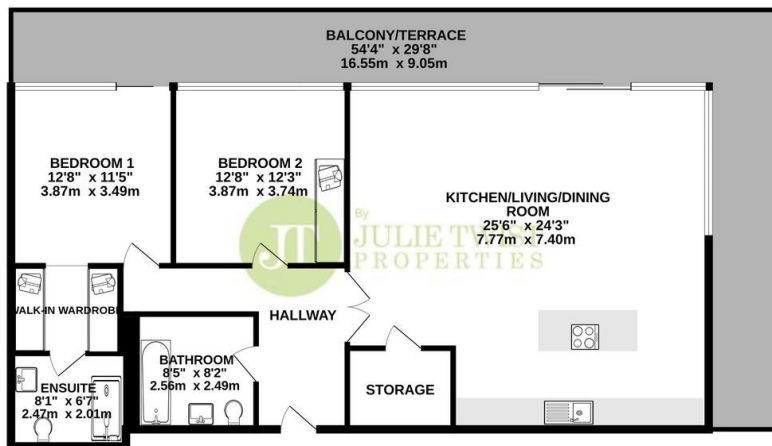
Accessed via the living room and master bedroom, the wrap around balcony spans the full width and length of the property, providing panoramic views of the River Irwell and Manchester's skyline.

PARKING

The property comes complete with a secure, underground, car parking space.



14TH FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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