



## The Edge, Clowes Street, Salford - Asking Price Of £285,000

Julie Twist Properties are delighted to present this 15th floor apartment located in The Edge, which is positioned on the banks of the River Irwell. The apartment has a spacious living/dining area, which is open plan to a fully fitted kitchen with integrated appliances. There is access to a private, wrap-around balcony which has panoramic views of Manchester City Centre. There is also a three-piece bathroom suite, two double bedrooms and a large storage cupboard. The property also includes a secure allocated parking space.

The Edge benefits from an onsite concierge and is within a few minutes walk of Deansgate, Arndale Shopping Centre, Spinningfields and Salford Rail Station, providing easy access to an array of restaurants, bars, theatres, and shops.

- Positioned on the 15th Floor
- Two Bedrooms
- Private Wrap Around Balcony
- Spacious Open Plan Living Area
- Water Views
- Spinningfields Location
- Minutes Walk to Deansgate
- EWS1 in Place

**GENERAL**

Rental Yield: 6.74% (based of a rental price of £1600pcm)  
 Service Charge: circa £4000 per annum  
 Ground Rent: £250 per annum  
 Lease: 250 Years from 1st Jan 2002  
 Square Footage: 724 sq.ft (67.3 sq.m) (excluding outdoor space)  
 Council Tax Band: D  
 Management Company: Scanlans

**HALLWAY**

Wooden flooring, spotlights, intercom entry system, alarm system and access to a large storage cupboard housing the boiler and with space and plumbing for a washing machine.

**LIVING AREA**

Double glazed windows spanning the full length of two walls, and double glazed doors leading onto the balcony, wooden flooring, radiator, phone/TV point and spotlights.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, induction hob with extractor over, integrated microwave, stainless steel sink with mixer tap and drainer, wooden flooring, spotlights and under unit lighting.

**BEDROOM 1**

Double glazed windows, wooden flooring, built-in wardrobes and spotlights.

**BEDROOM 2**

Double glazed windows, wooden flooring and spotlights.

**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising large shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**BALCONY**

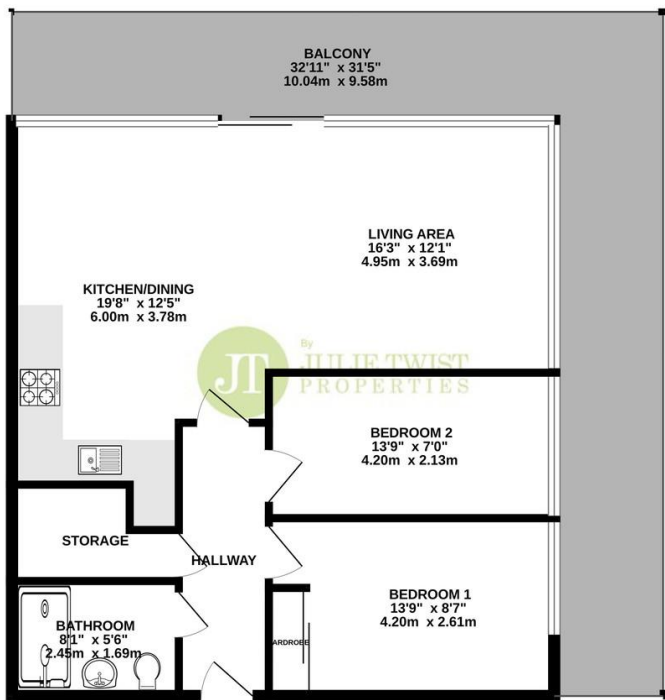
Accessed via the living area, a large wrap around balcony which spans the full width and length of the property, providing panoramic views of the River Irwell and Manchester's skyline.

**PARKING**

This property benefits from one secure, allocated parking space.



15TH FLOOR  
 724 sq.ft. (67.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.