



Apt 201 The Edge, Clowes Street, Salford, M3 5NF

INVITING CASH BUYERS ONLY.

Jordan Fishwick are pleased to offer for sale this stunning 12th floor STUDIO apartment which is in the popular waterside development The Edge. The studio apartment has been maintained and furnished to a very high standard and offers comfortable and an affordable option to live in this development. Open plan living area with dining area, fitted kitchen including fridge, microwave oven and hob. Fold away double bed with fitted wardrobes. Storage cupboard. Shower room, The balcony has excellent views over the gardens. There is a secure allocated parking space included. 24 hour concierge. No onward chain. RENTED UNTIL 15TH JUNE 2025 AT £950 PCM. 6.9% GROSS YIELD.

Price £160,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Living Room/Kitchen/Kitchen

23'11" x 14'11"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over.

Fridge/freezer. Spotlights. Fitted wardrobes. Pull out bed.

TV and telephone points. Walnut wooden flooring. Storage cupboard housing water tank.

Shower Room

7'2" x 6'10"

Low level W/C. Sink with mixer tap. Shower cubical with mixer shower. Spotlights. Heated towel rail.

Externally

Secure underground parking. 24 hour concierge. Lifts to all floors. Roof terrace.

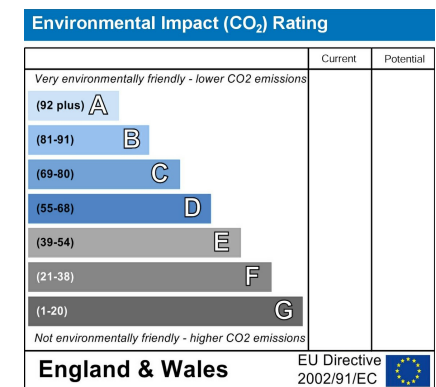
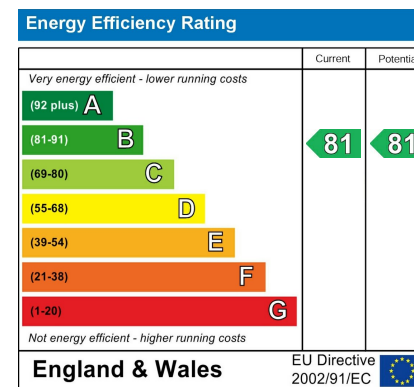
Additional Information

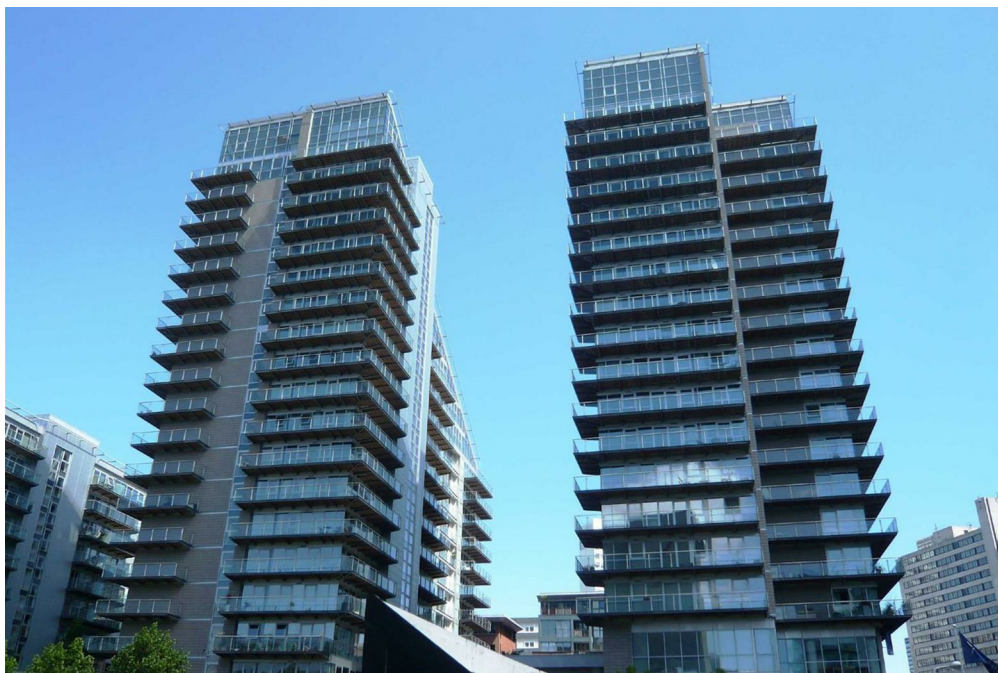
Ground rent - £250 per year

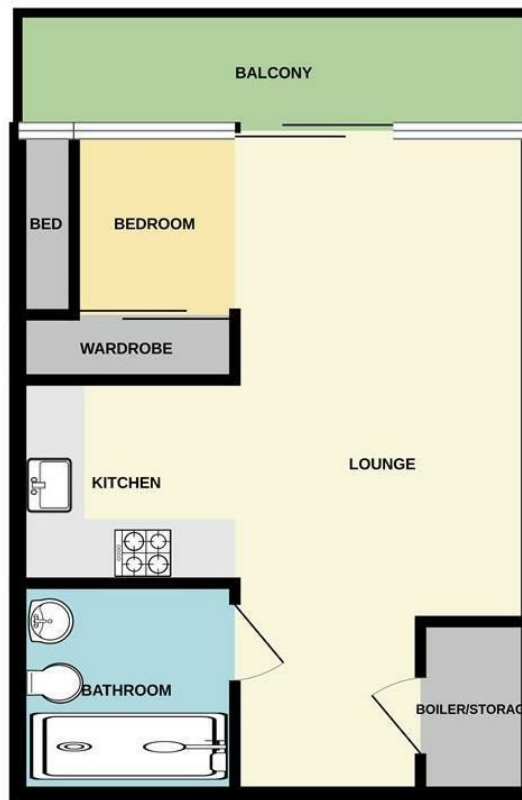
Service charges - £1940 per annum

Lease - 250 Years from 2005

Council Tax Band B







Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

