



# 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

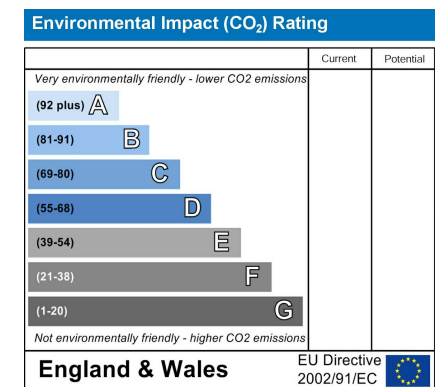
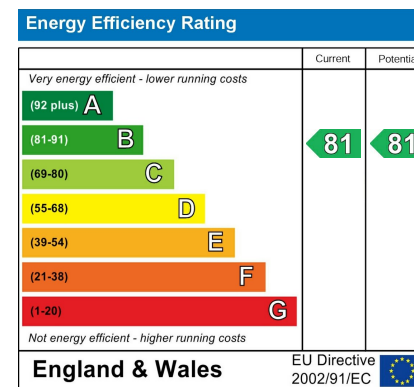
Service charges - £1940 per annum

Lease - 250 Years from 2005

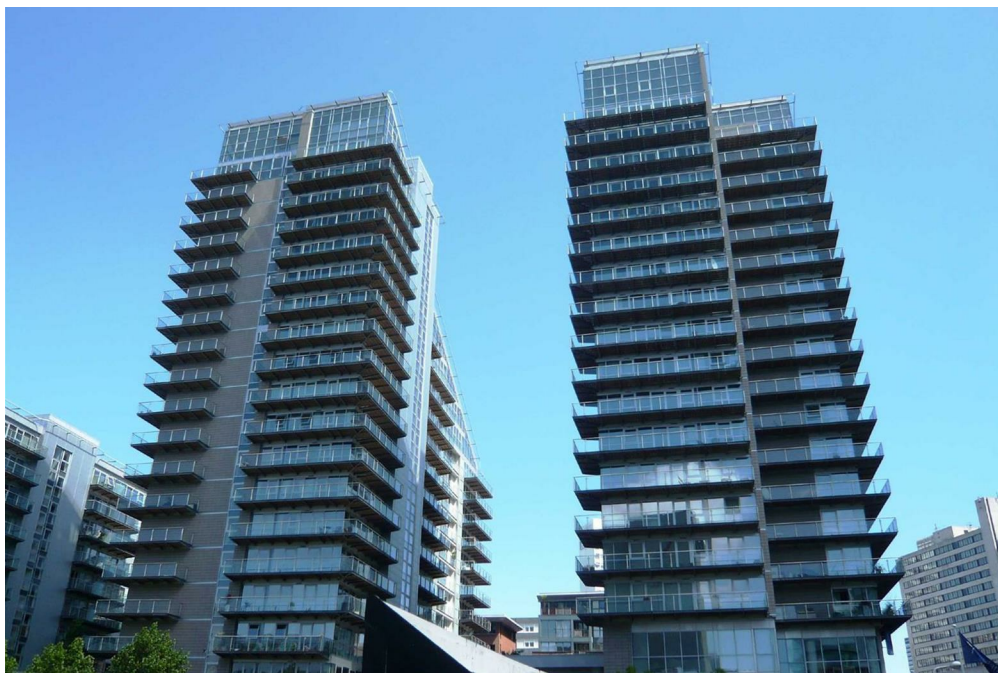
Council Tax Band B

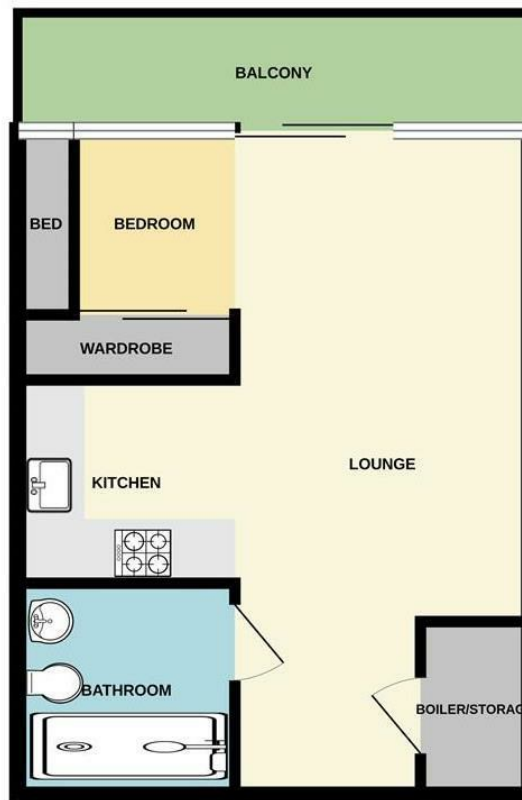
### Agent Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









Measurements are approximate. Not to scale. Illustrative purposes only.  
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