



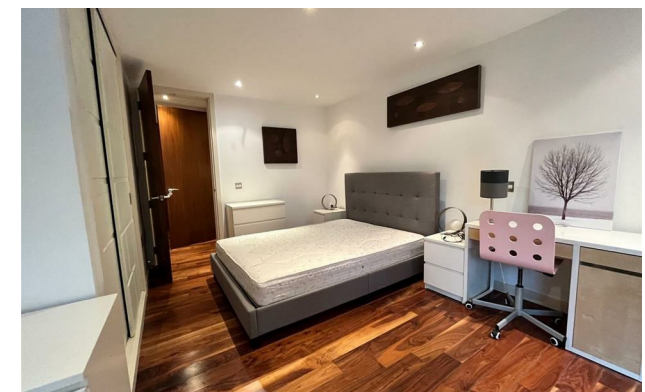
*Jordan fishwick*

Apt 113 The Edge, Clowes Street, M3 5NE  
£1,200 Per Calendar Month



## The Edge Salford M3 5NE

£1,200 Per Calendar Month




### The Property

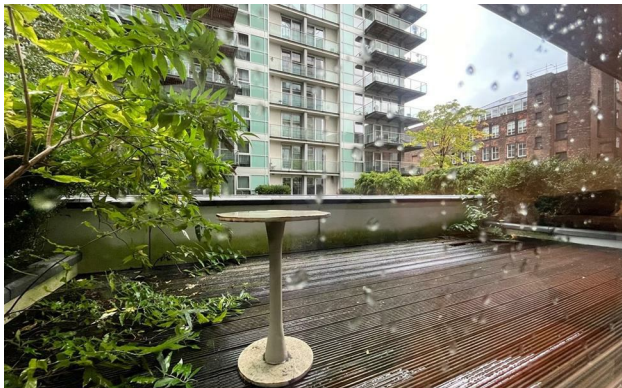
Available Late May. Fantastic and spacious one bedroom apartment on the Second Floor located in the prestigious Edge development. Furnished to a good standard and a high specification throughout, the property comprises of; entrance hallway with tiled mosaic shower room with Villeroy and Boch sanitary ware, large open plan lounge and kitchen area, with integrated appliances such as fridge freezer and slimline dishwasher. Patio doors leading to large decked terrace area overlooking the landscaped communal gardens. Separate bedroom area with large fitted wardrobes and floor to ceiling windows overlooking the gardens. Solid wood flooring throughout. Furnished. 12 Months only. Tax Band C. EPC Rating B. No Parking. No Pets Allowed.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\***

- Available Late May
- Second Floor
- One Bedroom - Furnished
- Decked Terrace Area
- Short Walk to City Centre
- 24 hour Concierge
- Council Tax Band C
- EPC Rating B
- No Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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.

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