



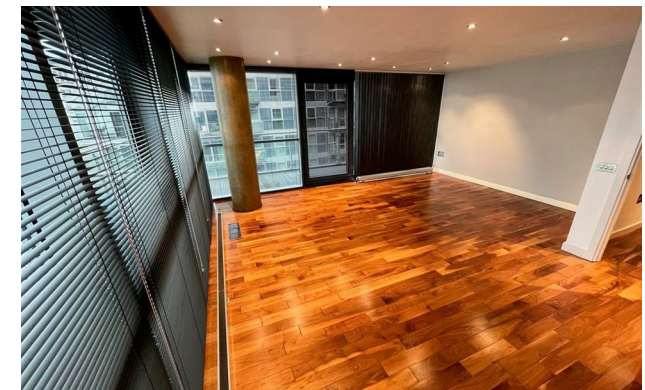
Jordan fishwick

Apt 184 The Edge, Clowes Street, M3 5NF
£1,800 Per Calendar Month



The Edge Salford M3 5NF

£1,800 Per Calendar Month



The Property

Available Mid July. Fantastic opportunity to rent a corner aspect, 2 bedroom, 2 bathroom apartment in the Edge. One of Manchester's most desirable residences, the edge offers large living accommodation, good sized balconies with views, on-site concierge and just a short walk to Deansgate. The apartment is offered UNFURNISHED but includes white goods, and the layout comprises- large entrance hallway with walnut floors, leading to open plan living area which is a corner aspect, with large balcony. The kitchen is fitted and has been upgraded to give a more modern feel, with integrated appliances. There are two bedrooms, the master with en-suite bathroom which has a separate bath and shower, and benefitting from fitted wardrobes AND balcony, and a further double bedroom. Stylish shower room off the hallway. Immaculately presented throughout. Tax Band E. SECURE PARKING INCLUDED! EPC Rating B.

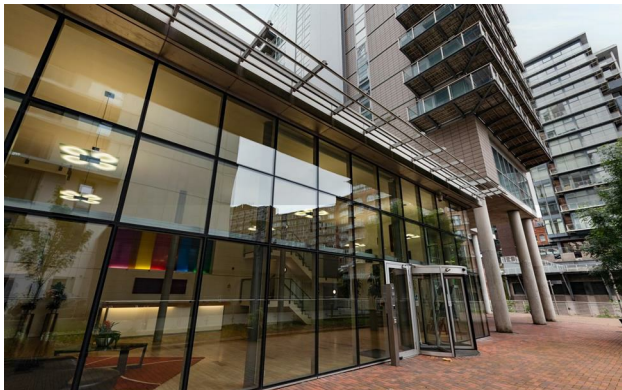
Reposit (Nil Deposit Option) Available on this property.

VIDEO OFFERS NOT ACCEPTED - PLEASE BOOK AN INPERSON VIEWING

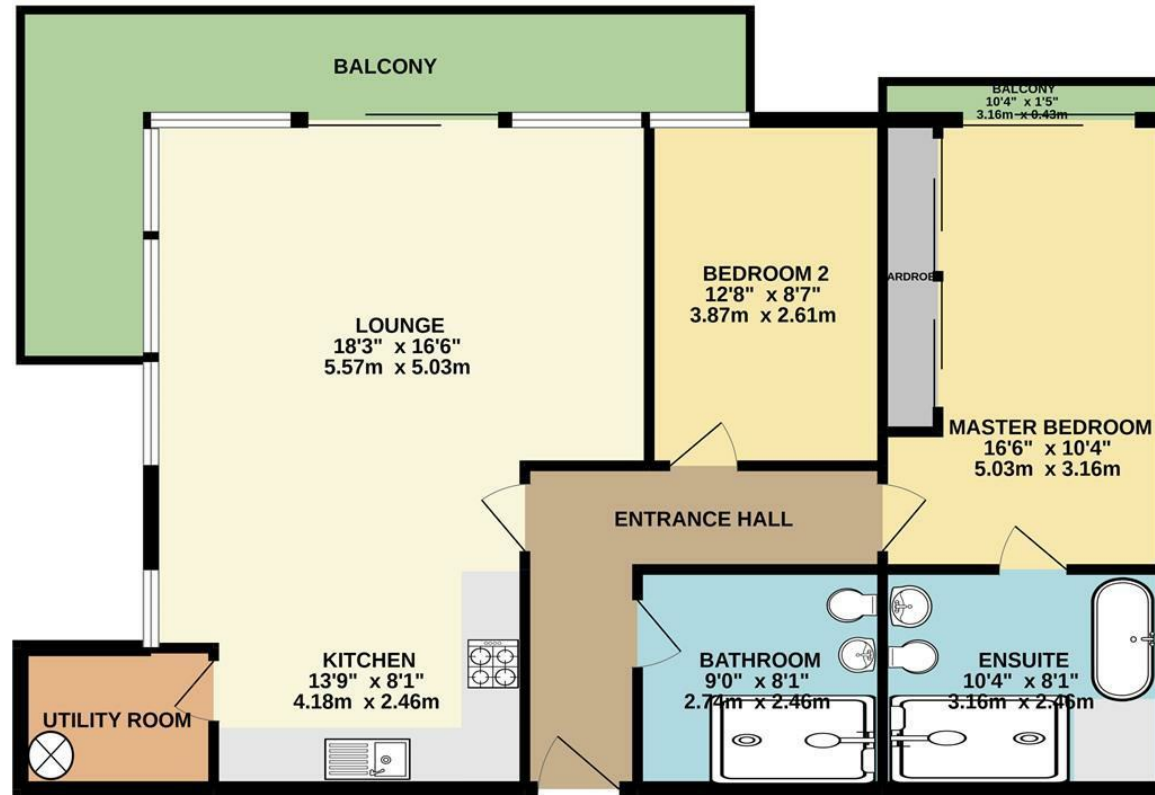
- Available Mid July
- Unfurnished
- 10th Floor Two Double Bedrooms w/ Balcony
- Larger Than Average - 939 sq ft
- EPC Rating B
- Tax Band E
- Onsite Concierge
- Secure Underground Parking
- Reposit Available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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