



*jordanfishwick*

Apt 201 The Edge, Clowes Street, M3 5NF  
£1,025 Per Calendar Month





## The Edge Salford M3 5NF

£1,025 Per Calendar Month



### The Property

Available Early July. This stunning twelfth floor studio apartment has been recently refurbished to a high standard throughout with a brand new bathroom and features new furniture and Canadian maple floors throughout. Open plan living space with dining area, stylish fitted kitchen including fridge, microwave oven and hob. Fold away double bed and fitted wardrobes. Storage cupboard with washer/dryer. Stunning shower room with tiled pedestal bowl and w.c. Large terrace with excellent views over the communal gardens. 24 hour concierge. Furnished. Secure allocated parking. Council Tax Band B. EPC Rating B. PROFESSIONALS ONLY. No pets allowed.

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



- Available Early July
- Furnished - Studio Apartment
- City Centre location
- Balcony
- Professionals ONLY
- Secure Parking
- EPC Rating B
- Council Tax Band B
- Concierge
- NO PETS ALLOWED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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





Measurements are approximate. Not to scale. Illustrative purposes only  
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