



*jordanfishwick*

Apt 173 The Edge, Clowes Street, M3 5NF  
£1,000 Per Calendar Month



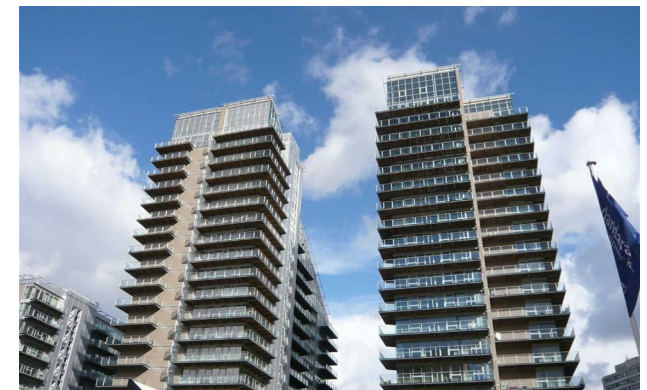
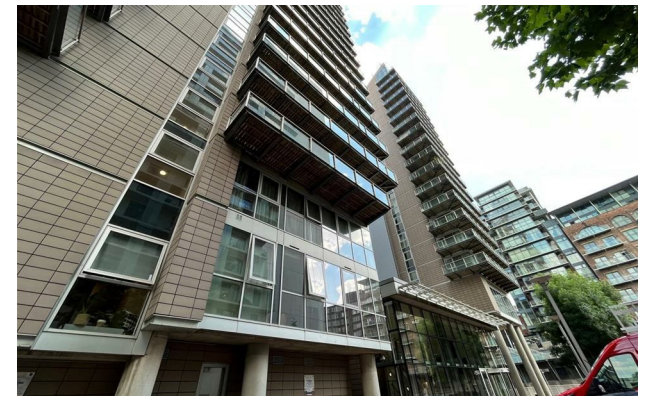
### The Property

Available Early November. This 9th floor STUDIO apartment has views towards the city and across to The Lowry Hotel. Open plan room with fully fitted kitchen including fridge/freezer, hob and microwave. The shower room has mosaic tiled wash hand pedestal and walk in shower. The living room has access to the balcony, pull down bed and wardrobes. Furnished. Parking INCLUDED. Tax Band B. EPC Rating B.

**\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

## The Edge Salford M3 5NF

**£1,000 Per Calendar Month**



- Available Early November
- Ninth Floor Studio
- Central Location
- Furnished
- Parking Included
- Council Tax Band B
- Close to City Centre
- EPC Rating B
- No Pets allowed



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 87        |
| (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 |           |





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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