

106 The Edge Clowes Street, Salford, Manchester, M3 5ND



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VIDEO TOUR AVAILABLE We are delighted to present this Penthouse duplex apartment on the 18th floor of The Edge, located on Clowes Street in Salford.

The Edge is a stunning, highly sought after, contemporary apartment complex designed for 21st-century living. It combines luxury with style and spaciousness. Ideally positioned in the heart of the city, it boasts a prime waterfront location along the River Irwell, with sweeping views of Manchester's skyline.

This 18th-floor apartment features a hallway with ample storage, a cloakroom, and a downstairs W.C. The impressive open-plan living area offers space for both a lounge and dining area, featuring stunning views of the city and a wrap-around balcony as well as a fully fitted kitchen. Remarkable high ceilings, leading to the generous Mezzanine Lounge above. Stairs descend to the 17th floor.

To the below level, there is a spacious landing with further storage, leading to three double bedrooms, with the master bedroom benefiting from a four-piece ensuite bathroom. An additional four-piece luxury shower room is also available, along with an additional wraparound balcony offering views from two different aspect.

The penthouse apartment also benefits from two secure underground parking spaces and boasts balcony's overlooking the river. Residents can enjoy the convenience of a concierge service, providing further security. Perfectly situated just a short walk from Deansgate and within easy reach of Manchester City Centre's premier amenities, The Edge offers the ideal setting for luxury city living with its prime location along the River Irwell.

Currently tenanted on a 6 month AST agreement.

£1,000,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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 	



Tenure: Leasehold Council Tax Band: H



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