

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



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ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* We are delighted to present this TWO DOUBLE BEDROOM apartment on the 13th 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.

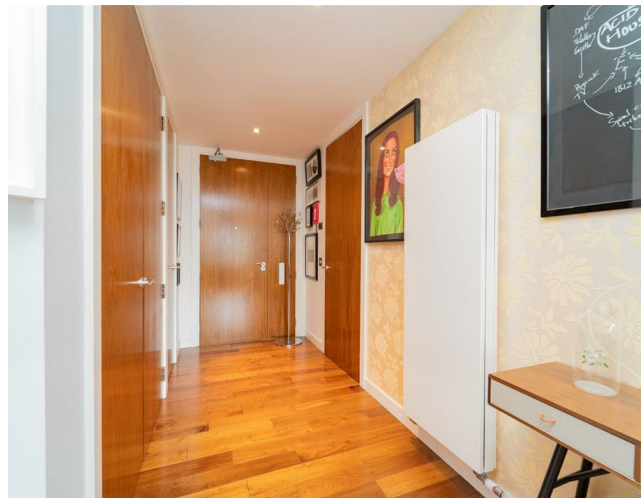
This 13th-floor apartment features a hallway with ample storage and a cloakroom. An impressive open-plan living area offers space for both a lounge and dining area, featuring stunning views of the city and a wrap-around balcony, as well as a fully fitted kitchen.

Two double bedrooms, with the master bedroom benefiting from a three-piece ensuite shower room and an additional three-piece luxury bathroom is also available.

The apartment also benefits from two secure underground parking spaces. 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.

£525,000










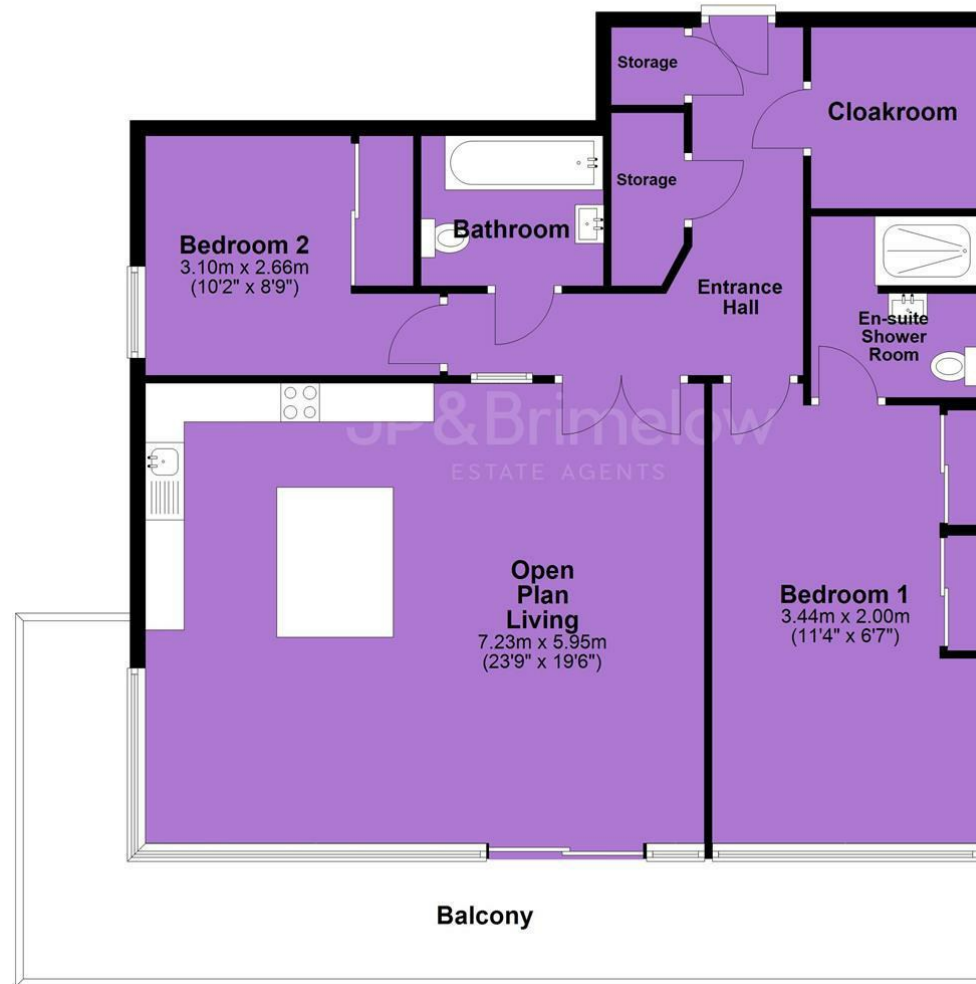
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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 	



Tenure: Leasehold Council Tax Band: F

## 13th Floor



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