



Lawrence Copeland
town & city centre



FOR SALE

Apartment 154 The Edge, Clowes Street, Manchester M3 5NE

PRICE: £260,000 *furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. Occupying a corner position in landmark development, The Edge, with extensive wrap around corner Balcony, an attractively priced, 6th floor luxury apartment of approximately 748 sq ft with electric wet central heating boiler system, double glazing, communal lifts, 24 hour concierge, communal courtyard gardens and one secure basement designated parking space. Great location within 400m of Deansgate and Spinningfields and adjacent to the Lowry Hotel. Ideal for owner occupiers or property investor with a rental potential of £1,350 to £1,400 pcm.

ACCOMMODATION

Ground Floor: Grand Communal Reception Entrance Hall with 24 hour concierge, staircase and communal lifts to all floors.

Communal 6th floor landing: Apartment

Entrance Hall with front door, walnut finish strip flooring, upright radiator, walk in utility store with space and plumbing for washing machine, wet central heating boiler system.

Impressive Lounge/Dining Room/Kitchen (front/side) measuring 26 ft 1 x 17 ft 3 (7.96m x 5.26m), a corner position with extensive aluminium double glazed windows to two sides, patio doors to extensive wraparound Balcony, feature pillar, walnut finish strip flooring, three low level radiators.

High specification Kitchen Area with fitted units with white doors and worktops incorporating a range of wall and base cupboards, integral microwave, integral fridge/freezer, integral dishwasher, single drainer sink unit, ceramic hob with electric under oven, extractor hood, drawer pack, under pelmet lighting.

Bedroom One (side) measuring 13 ft 5 into wardrobes x 8 ft 9 (4.09m x 2.68m) with extensive aluminium double glazed window, walnut finish strip flooring, Ben de Lisi designed integral double wardrobe, low level radiator.

Bedroom Two (front) measuring 13 ft 5 x 6 ft 11 (4.09m x 2.10m) with aluminium double glazed window, walnut finish strip flooring, low level radiator.

Luxury Shower Room/WC combined (mid) with high specification white Villeroy Boch suite comprising low level WC, wash hand basin on vanity plinth, chrome ladder radiator, slate tiled floor and walls, vanity mirror with plinth, glazed shower screen to double shower cubicle with monsoon shower head.

Outside, there is a secure basement car park with one designated parking space and attractive landscaped communal courtyard garden areas.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 01/01/2002 (227 years remaining). Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Salford City Council
Council Tax Band: D

Directions

Travelling along Chapel Street in the direction of Victoria Station, just before coming to the traffic light junction at Blackfriars Street, turn right into Clowes Street where The Edge can be found towards the end of the road on the left hand side.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

Fixtures and Fittings

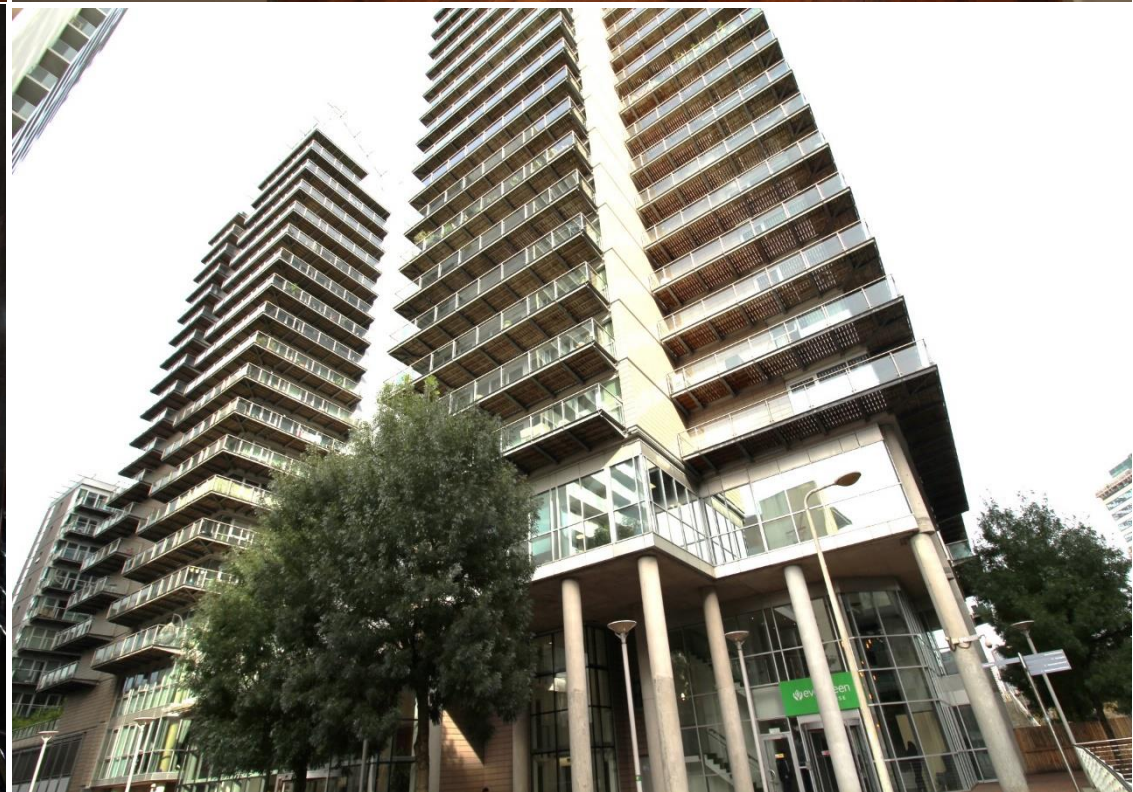
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

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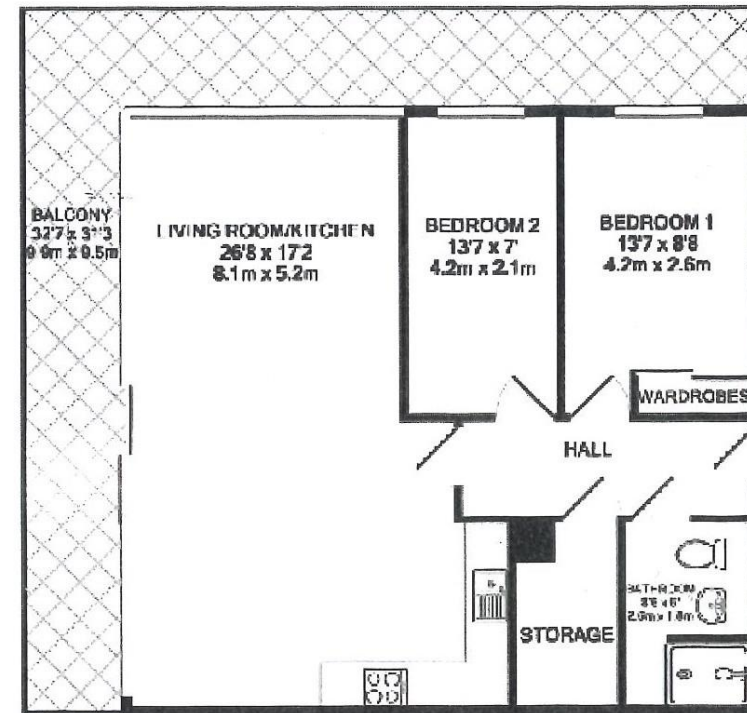


ENERGY PERFORMANCE CERTIFICATE

154 THE EDGE CLOWES STREET SALFORD M3 5NE		Energy rating
		C
Valid until	Certificate number	
14 October 2030	2276-0200-8200-8580-7214	
Property type	Mid-floor flat	
Total floor area	69 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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