



Clowes Street | Salford | M3 5NF

£3,500 PCM

The  
GOOD  
ESTATE  
AGENCY



# Clowes Street | Salford | M3 5NF £3,500 PCM

TRIPLEX PENTHOUSE APARTMENT WITH TWO PARKING SPACES. A rare opportunity to rent the top 3 floors of one of the most sought after city centre developments, The Edge. The property, situated on the 18th - 20th floors, comprises: spacious open plan living room, dining room with double height ceiling and kitchen area with high spec units, appliances and island leading to wrap around balcony, utility room, WC to entrance level (19th floor), stairs up to stunning mezzanine level that can be used for a variety of purposes, i.e. second reception room / office / 3rd open plan bedroom, large storage cupboard (20th floor), stairs down to hallway (with fire escape door to 18th floor corridor), house bathroom with bath, sink & toilet, second double bedroom with fitted wardrobes, large master bedroom with full width fitted wardrobes leading to second wrap around balcony and en suite bathroom with bath, separate shower, sink & toilet. The property further benefits from 24 hour concierge, two secure, underground allocated parking spaces, communal gardens

- TRIPLEX PENTHOUSE APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BATHROOM, WC & EN SUITE TO MASTER BEDROOM
- 18TH - 20TH FLOOR WITH STUNNING RIVER & CITY VIEWS
- TWO SECURE, UNDERGROUND PARKING SPACES
- TWO DOUBLE BEDROOMS
- MEZZANINE LEVEL 2ND RECEPTION ROOM / 3RD BEDROOM AREA
- FURNISHED TO A VERY HIGH STANDARD
- TWO WRAP AROUND BALCONIES
- 24 HOUR CONCIERGE & COMMUNAL GARDENS

**LIVING / DINING ROOM & KITCHEN**  
26'5" x 28'4" (8.05 x 8.64)

**UTILITY ROOM**

**WC**

**BALCONY**

**MEZZANINE LEVEL / RECEPTION ROOM**  
23'0" x 21'4" (7.01 x 6.5)

**STORAGE CUPBOARD**

**HALLWAY**

**BATHROOM**  
19'0" x 16'2" (5.79 x 4.93)

**BEDROOM**

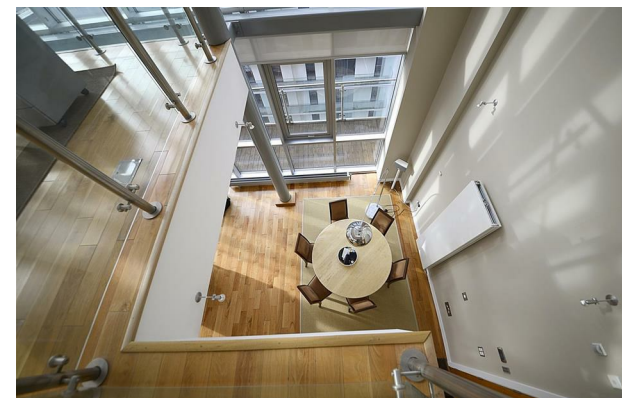
13'5" x 9'3" (4.09 x 2.82)

**MASTER BEDROOM**

19'0" x 16'2" (5.79 x 4.93)

**EN SUITE BATHROOM**

7'5" x 12'9" (2.26 x 3.89)



TOTAL FLOOR AREA: 1978 sq ft (183.7 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan (1202)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	

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