



Clowes Street | Salford | M3 5NG

Asking Price £265,000



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TWO BEDROOM APARTMENT WITH BALCONY & PARKING. Welcome to this splendid two-bedroom apartment located on the sixth floor of The Edge, a prestigious riverside development on Clowes Street, Salford. Spanning an impressive 756 square feet, this property offers a spacious open-plan living area that is perfect for both relaxation and entertaining.

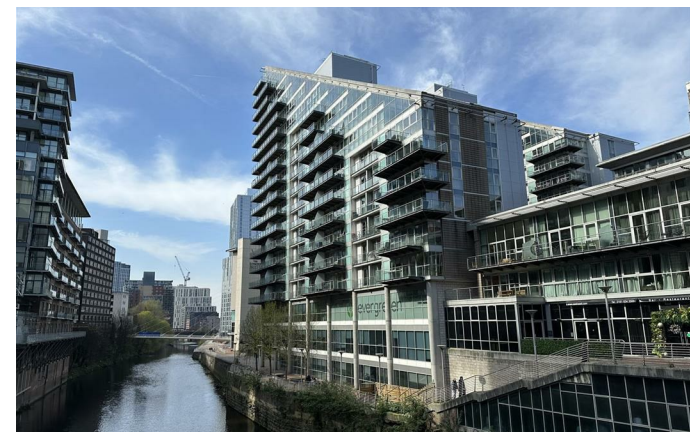
The apartment features two well-proportioned bedrooms, providing ample space for comfortable living. The modern bathroom is designed with contemporary fittings, ensuring a stylish and functional space. Additionally, the property includes a reception room that seamlessly integrates with the living area, enhancing the overall sense of space and light.

One of the standout features of this apartment is the parking space available for one vehicle, a valuable asset in this sought-after location. Residents can also enjoy the beautifully maintained communal gardens, offering a tranquil escape from the hustle and bustle of city life.

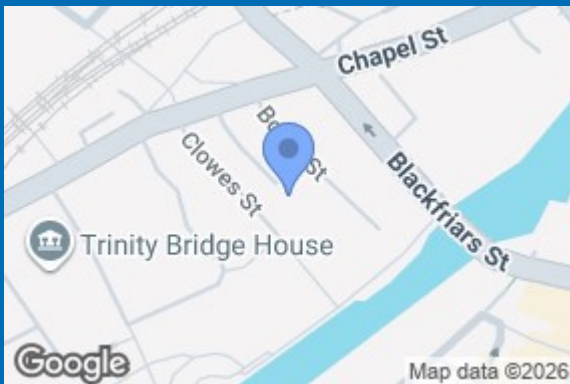
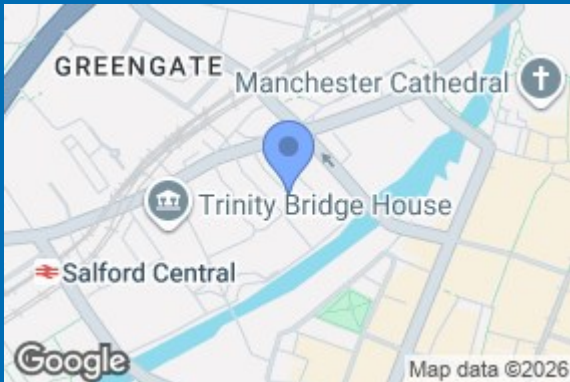
Situated next to the renowned 5-star Lowry Hotel and just a short distance from Deansgate, this property is ideally placed for those who appreciate the vibrancy of urban living while enjoying the serenity of riverside views. The apartment has recently been let for £1,400 per calendar month, highlighting its desirability in the rental market.

This is an excellent opportunity for anyone looking to invest in a modern, stylish apartment in a prime location. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this exceptional apartment your new home.

- TWO DOUBLE BEDROOMS
- 6TH FLOOR
- LARGE BALCONY
- STYLISH BATHROOM
- SPACIOUS APARTMENT
- SECURE UNDERGROUND PARKING
- 24 HOUR CONCIERGE
- PRESTIGIOUS RIVERSIDE DEVELOPMENT
- EXCELLENT CITY CENTRE LOCATION
- MINUTES FROM DEANSGATE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	79	82
(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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