



URBAN ESTATES
SALES - LETTINGS - MANAGEMENT

61 The Edge Clowes Street
, Salford, M3 5ND

Offers invited £299,000



61 The Edge Clowes Street

, Salford, M3 5ND

Luxury 2-Bedroom Riverside Apartment for Sale – The Edge, Salford

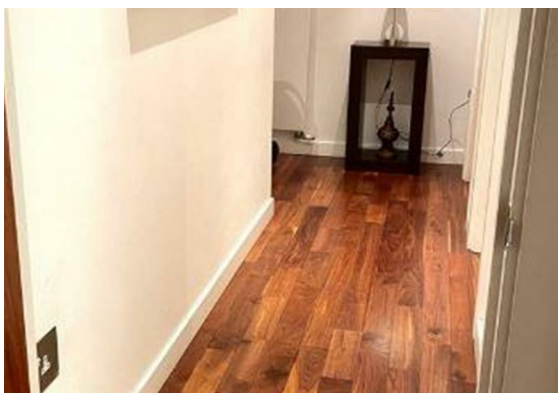
Set within the prestigious Edge development, this exceptional two-bedroom, two-bathroom apartment boasts stunning views across the River Irwell and Manchester skyline. Ideally positioned within walking distance of Manchester city centre, this stylish waterfront home is perfect for professionals, first-time buyers, and buy-to-let investors.

The apartment offers a bright open-plan living and dining area with floor-to-ceiling windows, a contemporary fitted kitchen with integrated appliances, and a private wrap-around balcony overlooking the river and city skyline. The principal bedroom features a modern en-suite, while a separate contemporary bathroom serves the second bedroom and guests.

Residents benefit from secure underground parking, a 24-hour concierge service, lift access, secure entry, and a pet-friendly development.

Key Features

Two-bedroom, two-bathroom apartment
Prestigious waterfront setting at The Edge, Salford
River Irwell and Manchester skyline views
Spacious open-plan living and dining area
Floor-to-ceiling windows
Contemporary fitted kitchen with integrated appliances

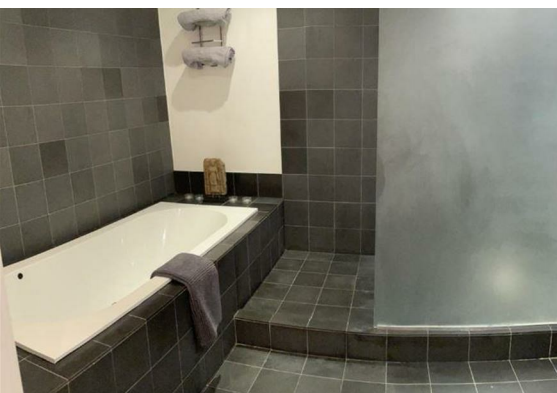




Private wrap-around balcony
En-suite to principal bedroom
Secure underground parking
24-hour concierge service
Walking distance to Manchester city centre
Excellent investment and rental potential

Tenure: Leasehold
Service Charge: £4,348.18 per annum
Ground Rent: £250 per annum

reply via ad for a scheduled viewing!



Floor Plan



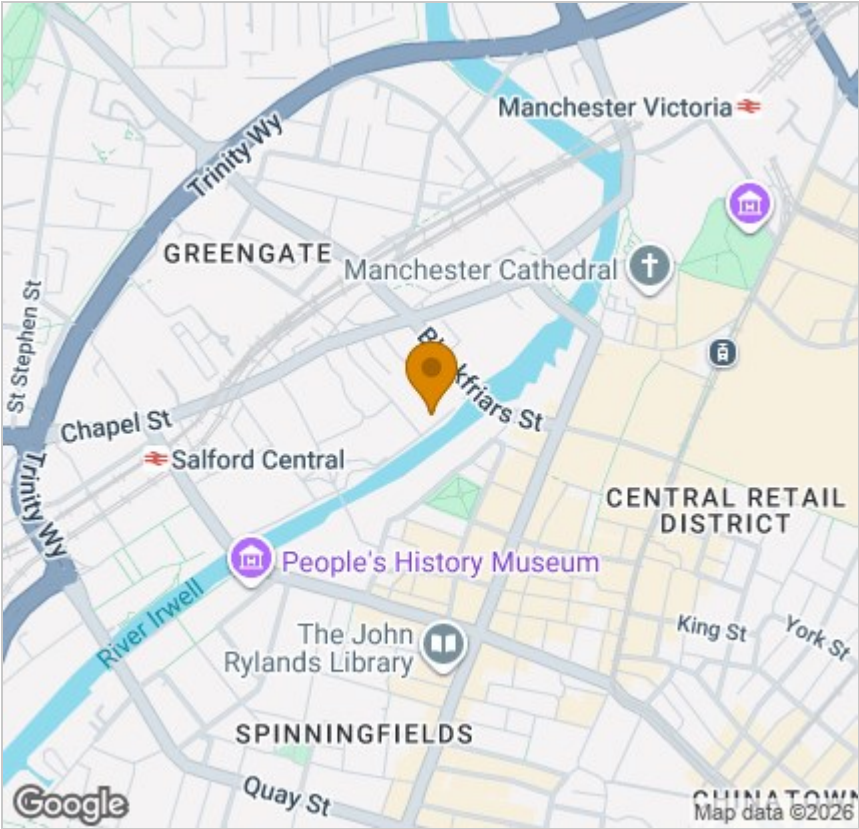
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Manchester, M3 2BY
Tel: 0333 433 0348 Email: info@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

