



# *The Edge, Clowes Street*

Salford

**Miller Metcalfe**  
*Every step of the way*

# The Edge, Clowes Street

Salford

Luxury Apartment



EPC Rating - To be confirmed

\*\*\* No Chain Involved – Fabulous Fourth Floor Apartment Situated within a Breath-Taking Waterside Development on the Fringe of Manchester City Centre, With Well Proportioned Open Plan Living Space, Stunning Views and With the Added Benefit of No Chain Involved - Internal Viewing A Must \*\*\*

The Edge is stunning development situated overlooking the historic River Irwell where Salford meets Manchester City Centre. This luxury apartment provides the ultimate in luxury apartment living and also offers exceptional rental potential with the added benefits of secure access site with a 24 hour concierge service, lift to all floors and allocated secure parking, making it ideal for young working professionals looking for inner city living.

The property is finished to an exceptionally high standards throughout and boasts generous living space throughout, comprising an entrance hall, splendid open plan living room, dining area and modern fitted kitchen with integrated appliances, providing more than enough room for relaxing dining and cooking, a fabulous master bedroom with fitted storage plus a wonderful three piece bathroom. A generous balcony provides superb outdoor space with far reaching views overlooking and along the River Irwell. The property further benefits from a secure car park where an allocated car parking space can be found, manned concierge reception and a telephone intercom entry system, plus a lift to all floors.

The location is within walking distance to a host of amenities that are quite literally on the doorstep including shops, bars restaurants with all the fantastic attractions of Manchester City centre only a short distance away. It is also well placed for major transport links that offer easy access for commuting across the Northwest.

Only by internal inspection with buyers fully appreciate the size, views and finer features amazing property and an early internal inspection is strongly advised to avoid disappointment.

- **TENURE**  
Leasehold  
250 Year Lease - 226 Years Remaining  
Start Date - 23.08.2004 - End Date - -01.01.2252

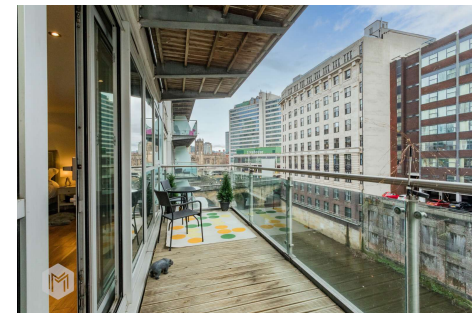
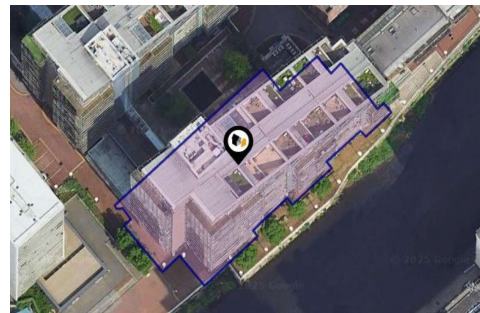
- **SATELLITE/FIBRE TV AVAILABILITY**  
BT - Yes  
Sky - Yes  
Virgin - No

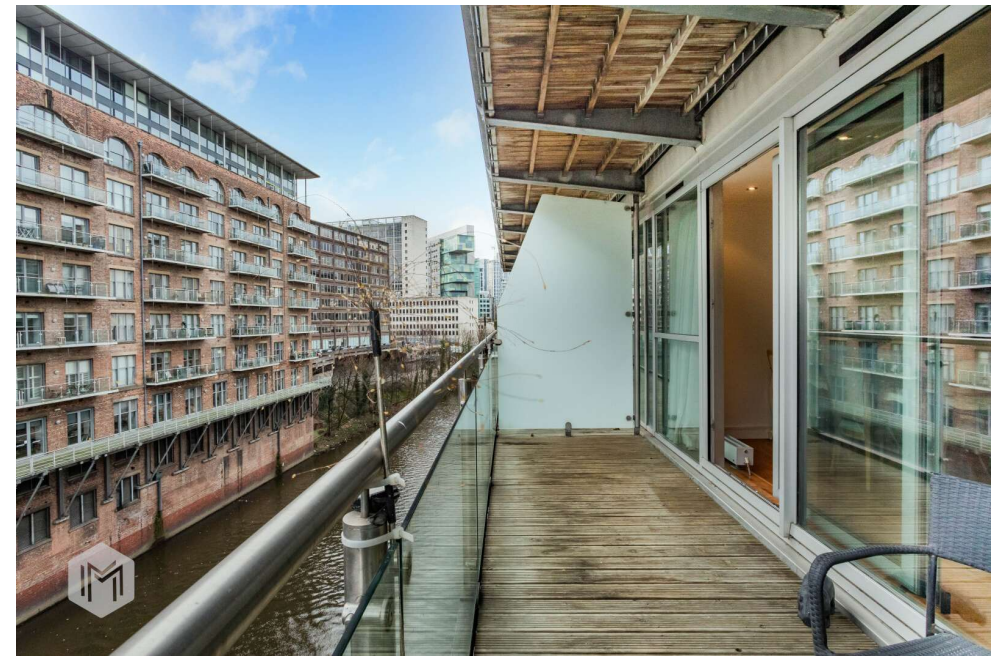
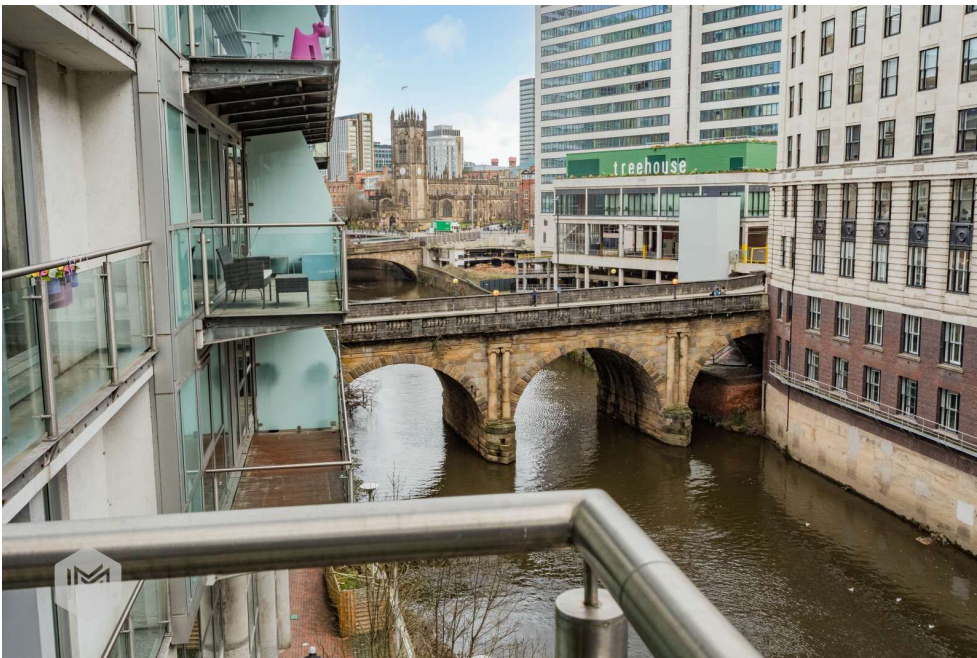
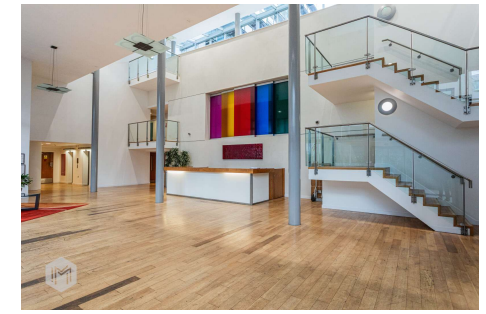
- **GROUND RENT/SERVICE CHARGE**  
Ground Rent - £250.00 Per Year  
Service Charge - £247,75 Per Month

- **LOCAL AUTHORITY AND COUNCIL TAX**  
Salford - Band C - £2,180 Per Year

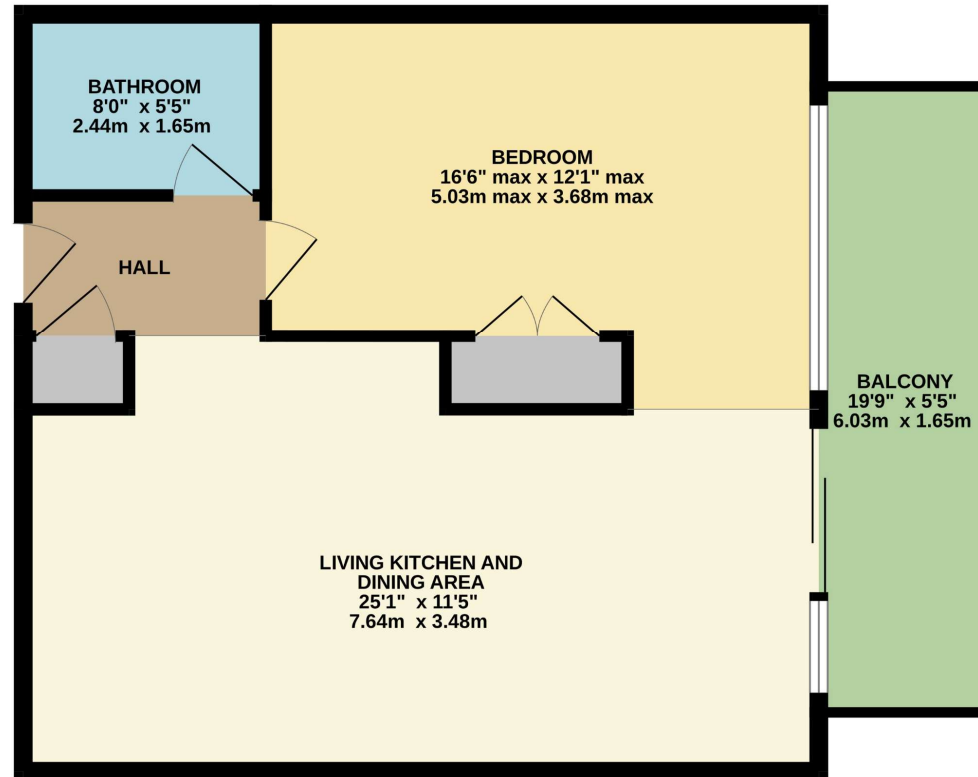
- **FLOOD RISK**  
Low

- **BROADBAND**  
Basic - 19 Mbps  
Superfast - 80 Mbps





GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 Metropix 62026

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.