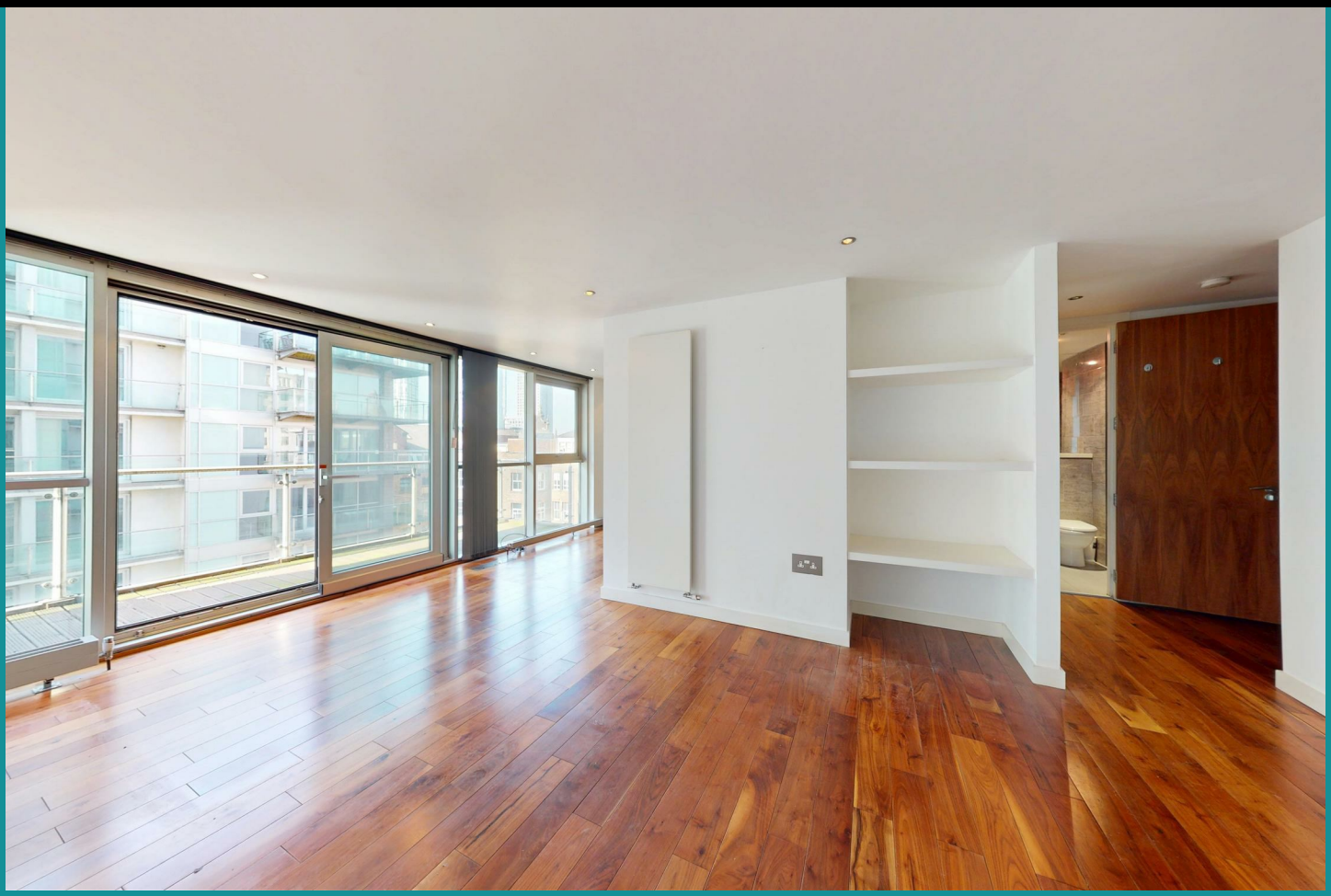
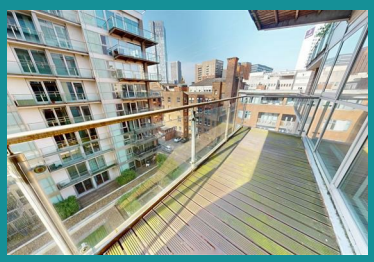
Kaytons estate agents



159 The Edge Clowes Street, Salford, M3 5NE

£180,000

1 | 1 | 1 | B





** SECURE ALLOCATED PARKING SPACE INCLUDED ** EWS1 FORM IN PLACE. MORTGAGE BUYERS WELCOME ** Located on the seventh floor of a highly desirable waterside development close to Deansgate, this stylish one bedroom apartment is the epitome of city centre dwelling. It boasts floor to ceiling windows and a well maintained open plan interior which flows seamlessly out to a large private balcony. The Edge is conveniently located next to Manchester's central retail district with a wide selection of shops, restaurants and bars on the doorstep. It's also a short walk from Parsonage Gardens, Victoria train station and Spinningfields business district with its own cluster of popular venues. The building offers a 24 hour concierge service and a secure underground parking space is included with the property. No onward chain. EPC Rating B.

Lease: 250 years from 2001
Annual Ground Rent: £250
Annual Service Charge: £3,100.96

- SEVENTH FLOOR POSITION
- NO ONWARD CHAIN
- EWS1 FORM WITH B1 RATING
- COMMUNAL COURTYARD
- SPACIOUS ONE BEDROOM APARTMENT
- LARGE BALCONY & FLOOR TO CEILING WINDOWS
- LANDMARK DEVELOPMENT CLOSE TO DEANSGATE
- 24 HOUR CONCIERGE SERVICE
- UPGRADED SHOWER SUITE
- EXCELLENT FIRST TIME BUYER OPPORTUNITY



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