



268 The Edge Clowes Street
, Salford, M3 5NG

Offers invited £180,000



268 The Edge Clowes Street

, Salford, M3 5NG

Riverside Studio Apartment for Sale –
The Edge, Salford | 9th Floor with River
Views

Situated on the 9th floor of the sought-after The Edge development in Salford, this modern studio apartment offers stylish riverside living just minutes from Manchester city centre. Ideal for first-time buyers or investors, the property enjoys stunning views over the River Irwell and Manchester skyline.

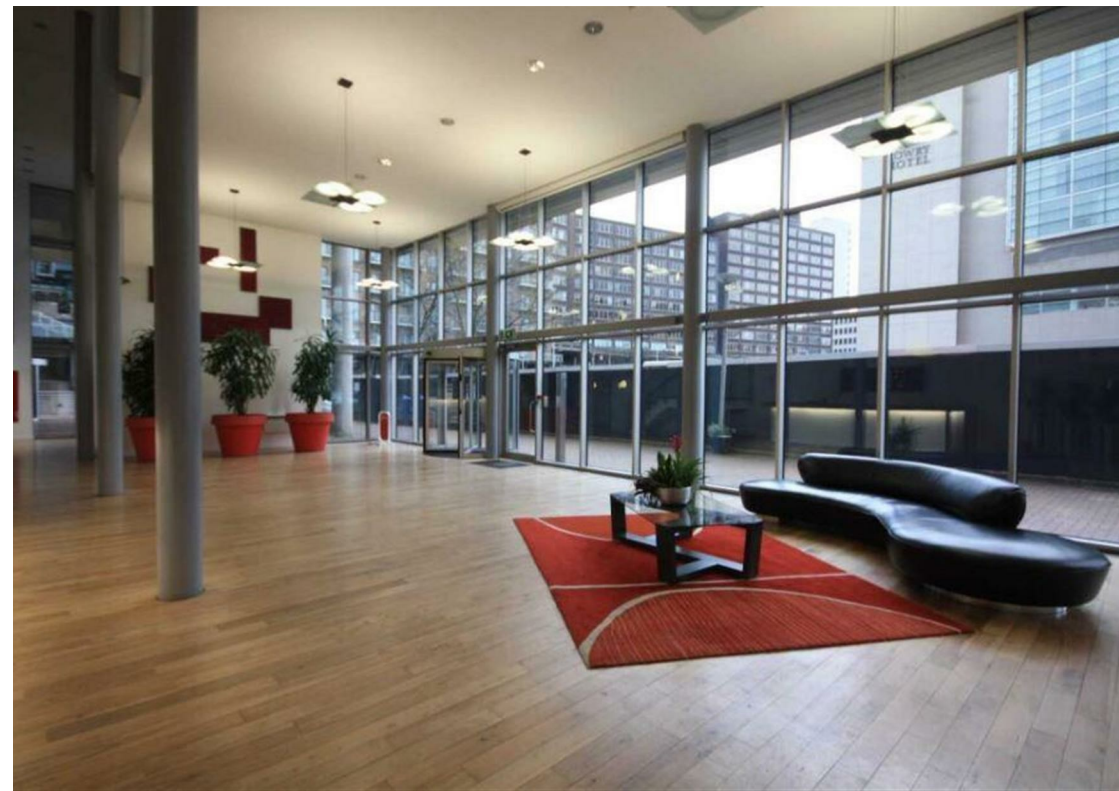
The apartment features a bright open-plan layout with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, a contemporary bathroom, and a well-designed living/sleeping area filled with natural light.

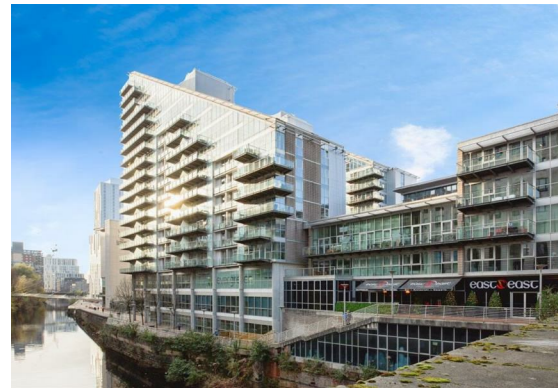
Residents benefit from a 24-hour concierge service, secure fob entry, landscaped communal areas, riverside walkways, and secure underground parking, all within easy reach of Spinningfields, Deansgate, and excellent transport links.

Key Features:

- 9th floor studio apartment
- River Irwell & skyline views
- Open-plan living with floor-to-ceiling windows
- Modern fitted kitchen
- Contemporary bathroom
- 24-hour concierge & secure entry
- Riverside development location
- Secure underground parking

Lease & Charges:





Lease: Approx. 230+ years remaining
Ground Rent: £250 per annum
Service Charge: £2,900–£3,400 per annum

Floor Plan



Viewing

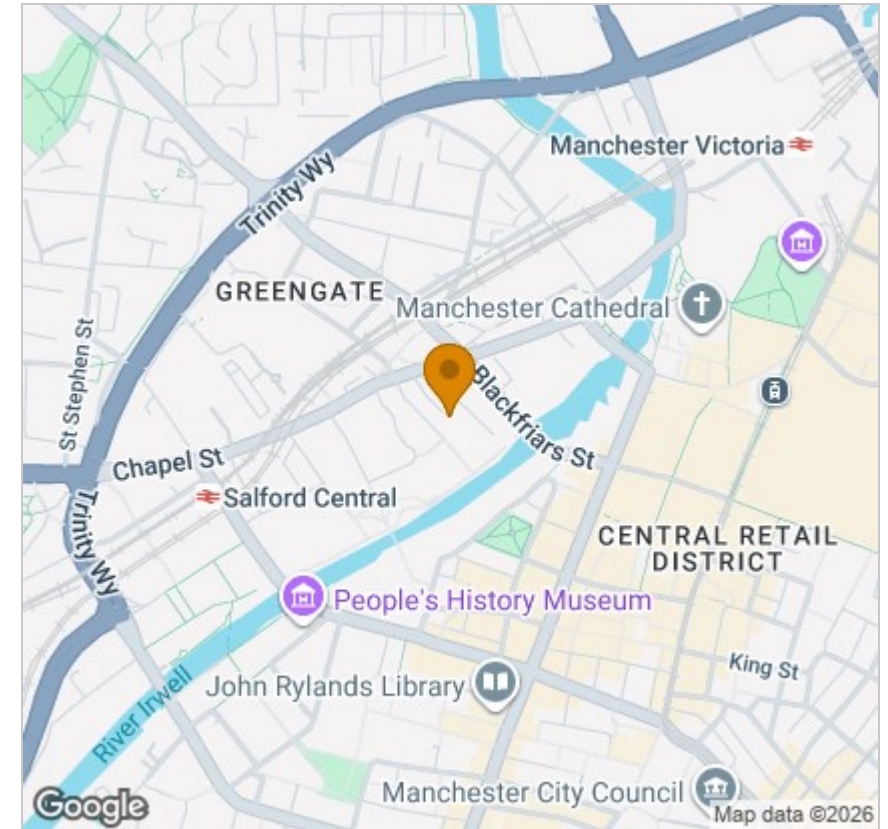
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY

Tel: 0333 433 0348 Email: talat.ali@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

