

C&R

Commercial & Residential

Properties

£4,200 pcm

The Edge, Clowes Street, M3 5ND



3

Bedrooms



3

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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01612279990



****Available 22.10.2026**** C & R City are pleased to present to the market a rare opportunity to rent a penthouse apartment in the Edge. Occupying an enviable position within the prestigious Edge development in the heart of the city centre, this outstanding three-storey triplex apartment offers an exceptional blend of contemporary design, luxurious accommodation and versatile living space. Arranged over three impressive levels, the property has been thoughtfully designed to maximise space, natural light and functionality, creating a distinctive home that stands apart from conventional city-centre apartments. With beautifully appointed interiors, multiple private terraces and far-reaching city views, the property offers an exceptional setting for both sophisticated everyday living and entertaining. Residents also benefit from the convenience of a 24-hour concierge service and allocated parking, adding to the exclusivity and practicality of this impressive residence.

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First Floor – Private Bedroom Accommodation

The lower level provides a welcoming entrance hallway, leading to a well-appointed modern bathroom and a generously proportioned double bedroom with ample integrated storage. The layout offers excellent flexibility for residents and guests alike, with the accommodation thoughtfully arranged to provide a degree of separation from the principal living areas. The principal bedroom suite is a particular highlight, offering a spacious and private retreat. A bespoke, fitted dressing room provides dedicated wardrobe and storage space, enhancing both the practicality and sense of luxury. The adjoining open-plan en-suite bathroom is finished with a contemporary aesthetic and features twin Jack and Jill washbasins, a walk-in shower and a separate W.C., creating a stylish and functional space.

Completing this level is a second private terrace, providing valuable outdoor space and an ideal setting to relax, unwind or enjoy the surrounding cityscape.

Second Floor – Contemporary Living and Entertaining

The second floor forms the heart of the property, centred around an impressive open-plan living and dining area complemented by a recently upgraded, high-specification kitchen. Designed with modern city living in mind, the kitchen offers a sophisticated environment for everyday use while providing an excellent setting for entertaining. The open-plan configuration creates a natural flow between the kitchen, dining and reception areas, allowing the space to be adapted to suit a variety of lifestyles.

Full-height sliding doors extend the living space onto a substantial private terrace, creating a seamless connection between indoor and outdoor living. This impressive external area offers ample scope for outdoor dining, entertaining guests or simply enjoying the elevated position and sweeping views across the city.

The combination of contemporary finishes, generous proportions and private outdoor space makes this level a defining feature of the apartment.

Third Floor – Versatile Mezzanine Accommodation

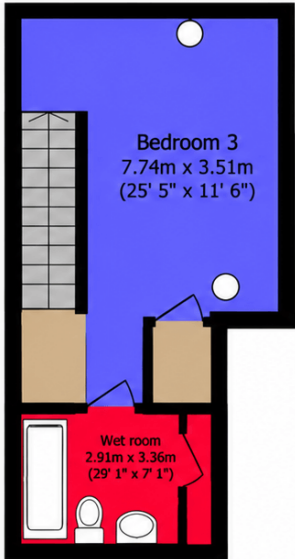
A contemporary staircase leads to the upper mezzanine level, where elegant glass balustrades enhance the architectural character of the space while maintaining an open, light-filled atmosphere. Offering considerable versatility, this area can be configured to suit individual requirements, whether as a secondary lounge, dedicated home office, reading area or additional sleeping accommodation. A modern three-piece shower room adds further convenience, making the upper level particularly practical for guests or those seeking a more flexible living arrangement.

An especially distinctive feature is the cleverly concealed secret bed deck, which introduces an element of architectural interest while maximising the functionality of the available space. This thoughtful design feature reinforces the apartment's individuality and makes the mezzanine a truly memorable part of the property.

A Distinctive City-Centre Residence

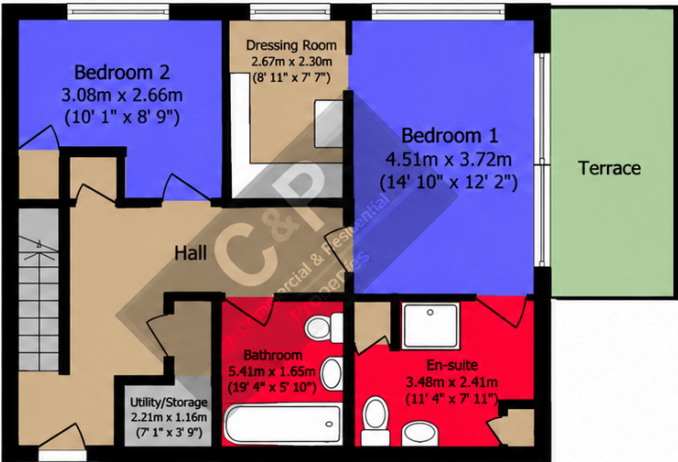
This exceptional triplex combines the advantages of a prime city-centre location with the space, privacy and individuality of a multi-level home. The separation of living and sleeping accommodation, multiple outdoor terraces and adaptable mezzanine level create a property that offers considerably more than a conventional apartment.

The Edge development further enhances the appeal, with a 24-hour concierge service providing added convenience and allocated parking offering a valuable benefit for city-centre living. Ideal for professionals, executives or tenants seeking a prestigious principal residence or an exclusive city-centre retreat, this is a rare opportunity to rent a property that combines contemporary luxury with distinctive architectural design.



Third Floor

Floor area 23.6 m² (254 sq.ft.)



First Floor

Floor area 66.6 m² (717 sq.ft.)



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Clowes Street, M3

