



Clowes Street | Salford | M3 5ND

Asking Price £215,000



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ONE BEDROOM APARTMENT WITH BALCONY & PARKING. Welcome to this exceptional one-bedroom apartment located on the 13th floor of The Edge, one of Salford's most desirable developments. Spanning an impressive 770 square feet, this modern residence offers a harmonious blend of open-plan living, dining, and kitchen areas, seamlessly flowing into a stylish bedroom and bathroom.

The apartment boasts stunning views of the River Irwell and the beautifully landscaped gardens, providing a tranquil escape from the bustling city below. Residents benefit from a 24-hour concierge service, ensuring convenience and security at all times. Additionally, the property includes allocated underground parking for one vehicle, a valuable asset in this vibrant area.

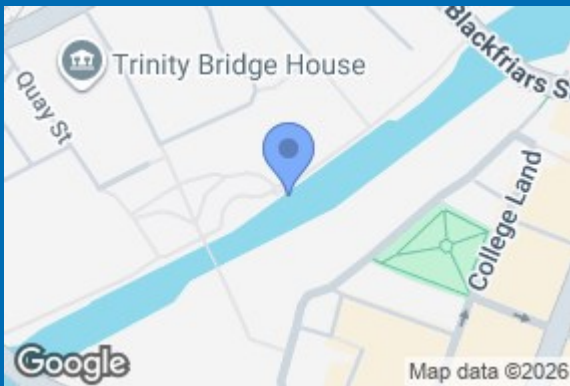
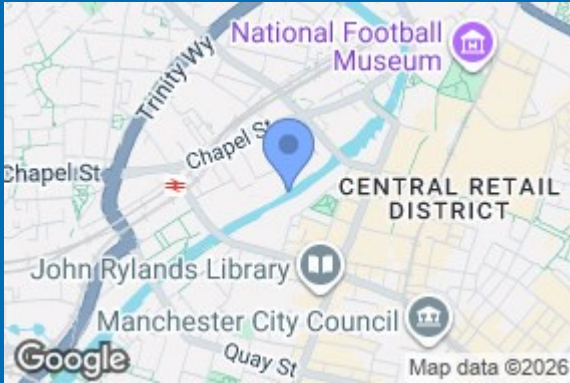
Situated next to the prestigious Lowry Hotel, The Edge is perfectly positioned for those who wish to enjoy the best of city living. Just a short stroll away lies Deansgate, the main thoroughfare of Manchester, where you will find an array of shops, department stores, bars, and restaurants to suit every taste.

Currently let at £1,150 per calendar month, this apartment achieves a commendable rental yield of 6.4%, making it an excellent investment opportunity. Whether you are looking for a stylish home or a lucrative rental property, this apartment at The Edge is not to be missed.

- ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- 13TH FLOOR
- 24 HOUR CONCIERGE
- EXCELLENT VIEWS
- 770 SQ FT
- OPEN PLAN LIVING & DINING ROOM
- BALCONY
- LOCATED CLOSE TO DEANSGATE
- PRESTIGIOUS DEVELOPMENT







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		73	73
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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