



61 The Edge Clowes Street
, Salford, M3 5ND

Offers in the region of £299,000



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Luxury 2-Bedroom Riverside Apartment for Sale – The Edge, Salford

Set within the prestigious Edge development, this exceptional two-bedroom, two-bathroom apartment boasts stunning views across the River Irwell and Manchester skyline. Ideally positioned within walking distance of Manchester city centre, this stylish waterfront home is perfect for professionals, first-time buyers, and buy-to-let investors.

The apartment offers a bright open-plan living and dining area with floor-to-ceiling windows, a contemporary fitted kitchen with integrated appliances, and a private wrap-around balcony overlooking the river and city skyline. The principal bedroom features a modern en-suite, while a separate contemporary bathroom serves the second bedroom and guests.

Residents benefit from secure underground parking, a 24-hour concierge service, lift access, secure entry, and a pet-friendly development.

Key Features

Two-bedroom, two-bathroom apartment
Prestigious waterfront setting at The Edge, Salford
River Irwell and Manchester skyline views
Spacious open-plan living and dining area
Floor-to-ceiling windows
Contemporary fitted kitchen with integrated appliances

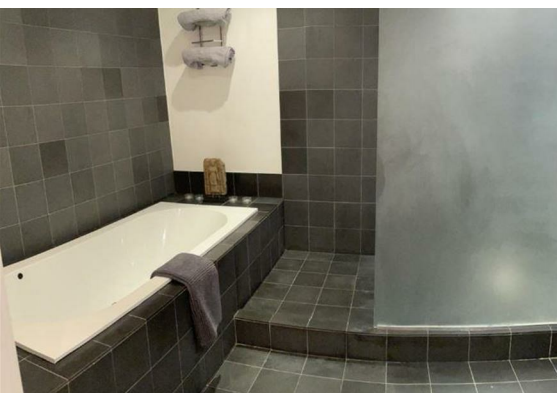




Private wrap-around balcony
En-suite to principal bedroom
Secure underground parking
24-hour concierge service
Walking distance to Manchester city centre
Excellent investment and rental potential

Tenure: Leasehold
Service Charge: £4,348.18 per annum
Ground Rent: £250 per annum

Early viewing is highly recommended.



Floor Plan



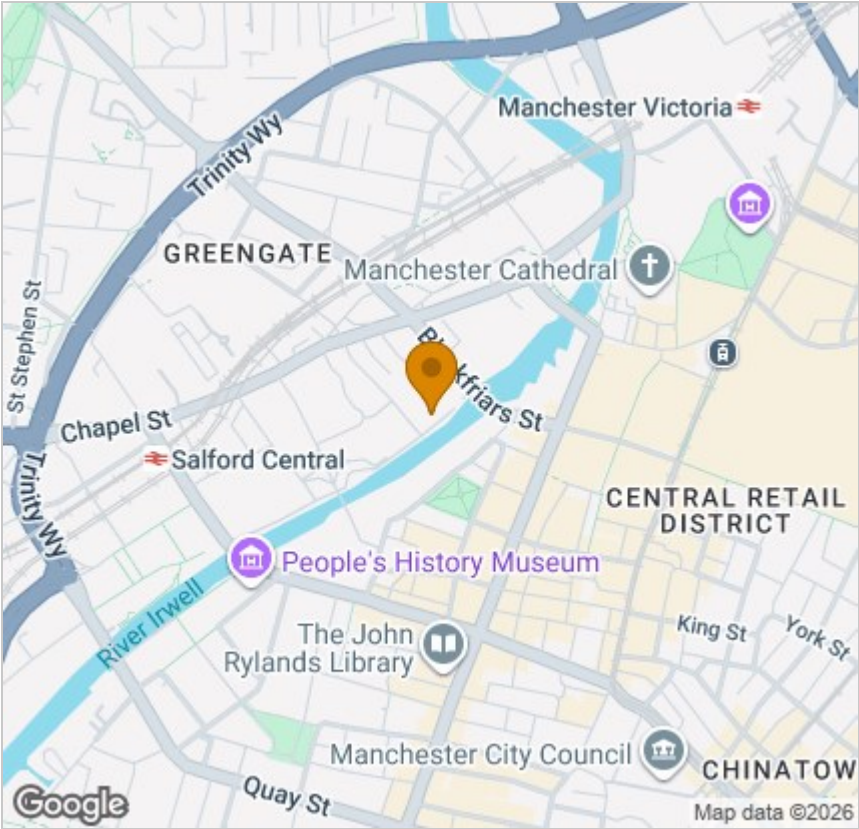
Viewing

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.

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125 Deansgate, Manchester, M3 2BY
Tel: 0333 433 0348 Email: info@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

