



268 The Edge Clowes Street
, Salford, M3 5NG

Offers invited £180,000



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Riverside Studio Apartment for Sale –
The Edge, Salford

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.

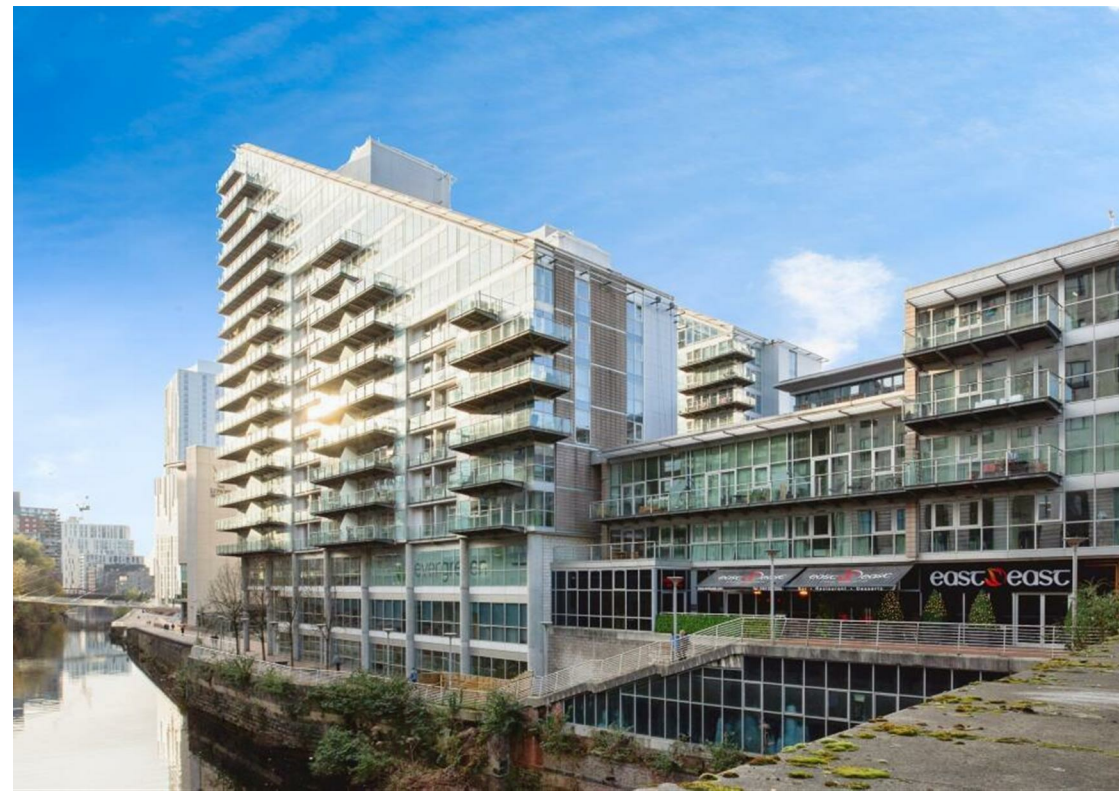
Residents benefit from a 24-hour concierge service, secure fob entry, landscaped communal areas, riverside walkways, and secure underground parking, all within easy reach of Spinningfields, Deansgate, and excellent transport links.

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



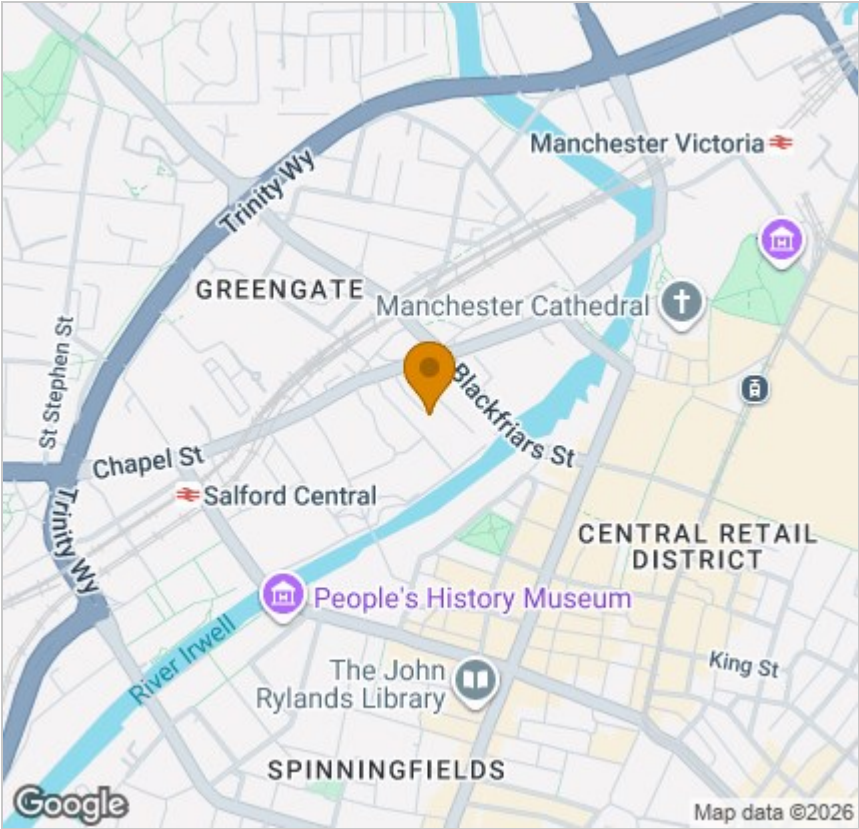
Viewing

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.

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Area Map



Energy Efficiency Graph

