



Clowes Street | Salford | M3 5NE

Asking Price £155,000

The
**GOOD
ESTATE**
AGENCY

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Salford | M3 5NE
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STUDIO APARTMENT WITH TERRACE & PARKING. Welcome to this charming studio apartment located at The Edge on Clowes Street, Salford. Spanning an impressive 377 square feet, this first-floor residence offers a perfect blend of modern living and convenience.

As you enter, you are greeted by an open plan living and dining area that creates a spacious and inviting atmosphere. The fitted kitchen is well-equipped, making it ideal for both cooking and entertaining. The bedroom area is thoughtfully designed to provide comfort and privacy, while the modern shower room adds a touch of luxury to your daily routine.

One of the standout features of this apartment is the terrace that overlooks the beautifully maintained communal gardens, providing a serene outdoor space to relax and unwind. The property is part of a riverside development, enhancing the overall appeal with picturesque views and a tranquil environment.

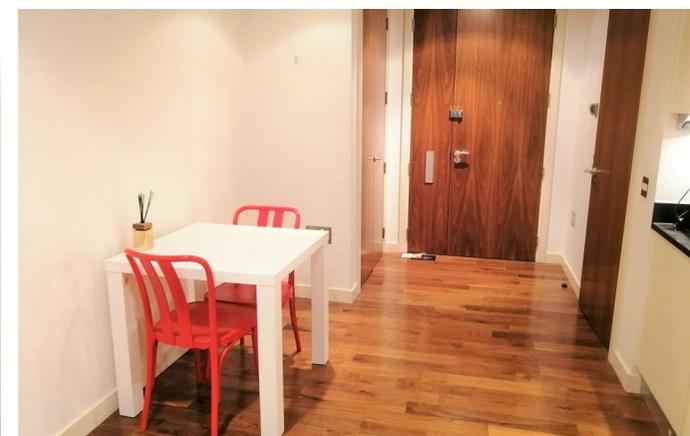
For those who require parking, this apartment includes secure underground parking for one vehicle, ensuring peace of mind. Additionally, residents benefit from a 24-hour concierge service, offering convenience and security.

Situated close to Deansgate and adjacent to the prestigious 5-star Lowry Hotel, this location is perfect for those who appreciate the vibrancy of city life while enjoying the comforts of a modern home. Whether you are a first-time buyer or looking for a rental opportunity, this studio apartment at The Edge is a fantastic choice for contemporary living in Salford.

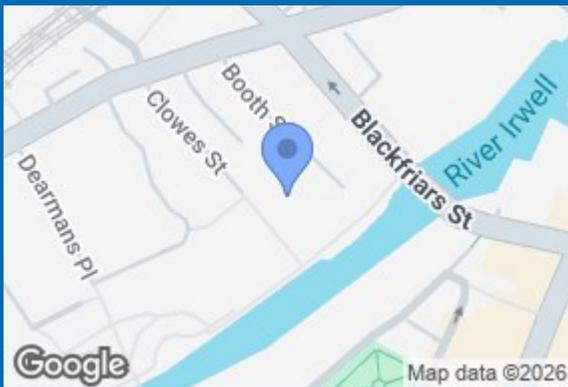
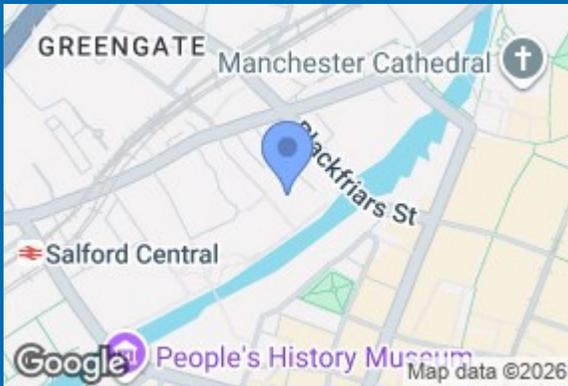
Currently let for £900pcm until 28/8/26, achieving a rental yield of 7%.



- STUDIO APARTMENT
- LIVING, DINING & BEDROOM AREA
- TERRACE
- PARKING
- RIVERSIDE LOCATION
- 1ST FLOOR
- FITTED KITCHEN
- 24 HOUR CONCIERGE
- 376 SQ FT
- LOCATED CLOSE TO DEANSGATE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		80	84
(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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