



61 The Edge Clowes Street  
, Salford, M3 5ND

**Offers in the region of £315,000**





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Luxury 2-Bedroom Apartment for Sale in The Edge, Salford – Riverside & City Views

Discover premium city living in this stunning two-bedroom, two-bathroom apartment at The Edge, Salford. Perfectly positioned along the River Irwell, the property boasts breathtaking riverside views alongside iconic Manchester landmarks, including Manchester Cathedral, the Town Hall clock, and the Manchester Wheel.

Designed for modern urban living, the apartment features a bright open-plan living and dining area with floor-to-ceiling windows, flooding the space with natural light. The sleek, contemporary kitchen comes fully fitted with integrated appliances, ideal for both everyday living and entertaining. A private balcony further enhances the living space.

Additional benefits include secure underground parking, 24-hour full concierge services, secure entry system, and a pet-friendly development, making this an ideal home for professionals, investors, or city lovers seeking both comfort and convenience.

### Key Features:

Two-bedroom, two-bathroom apartment

Prime riverside location at The Edge, Salford

Stunning views of the River Irwell and







Manchester skyline

Bright open-plan living with floor-to-ceiling windows

Modern kitchen with integrated appliances

Private wrap-around balcony

Secure underground parking

24-hour concierge service

Secure entry system

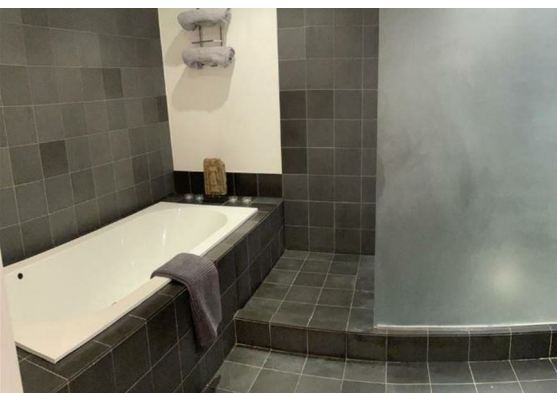
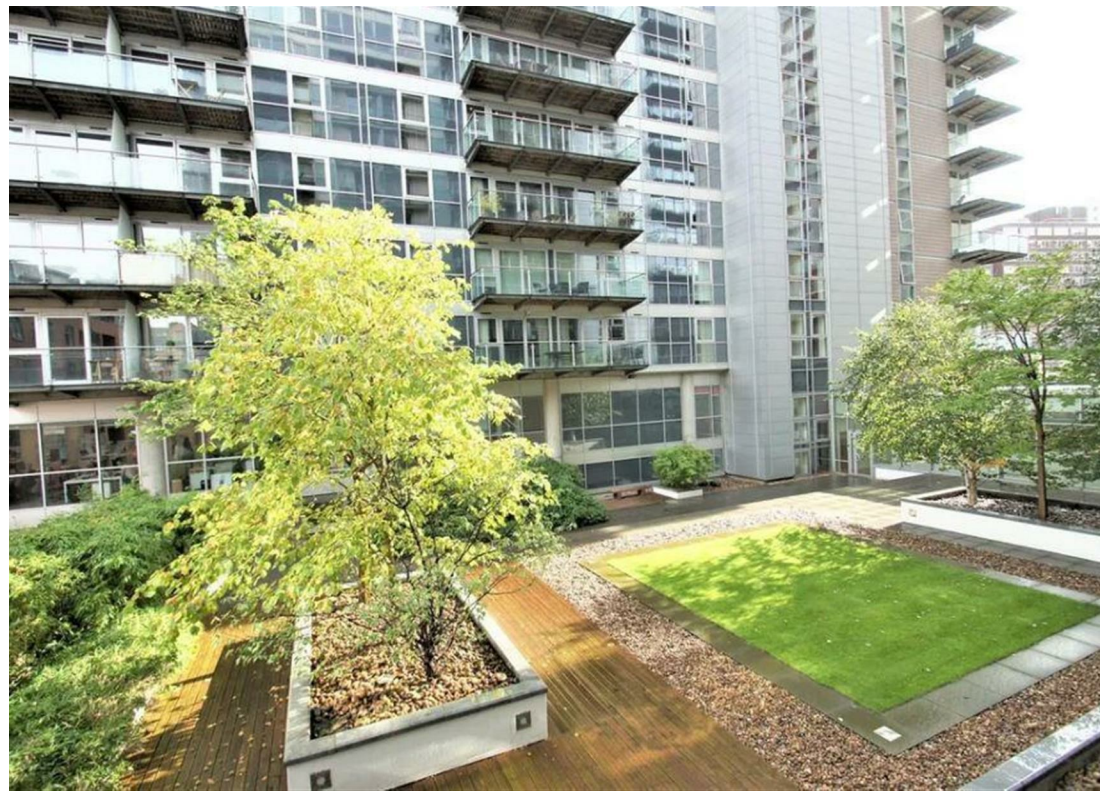
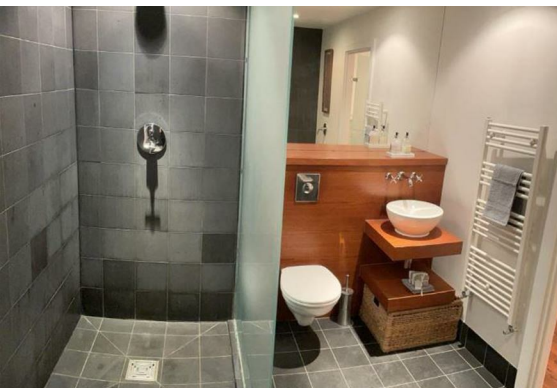
Pet-friendly development

EWS1 certificate available

Charges:

Service Charge: £4200 Per annum

Ground Rent: £350 Per annum



Floor Plan



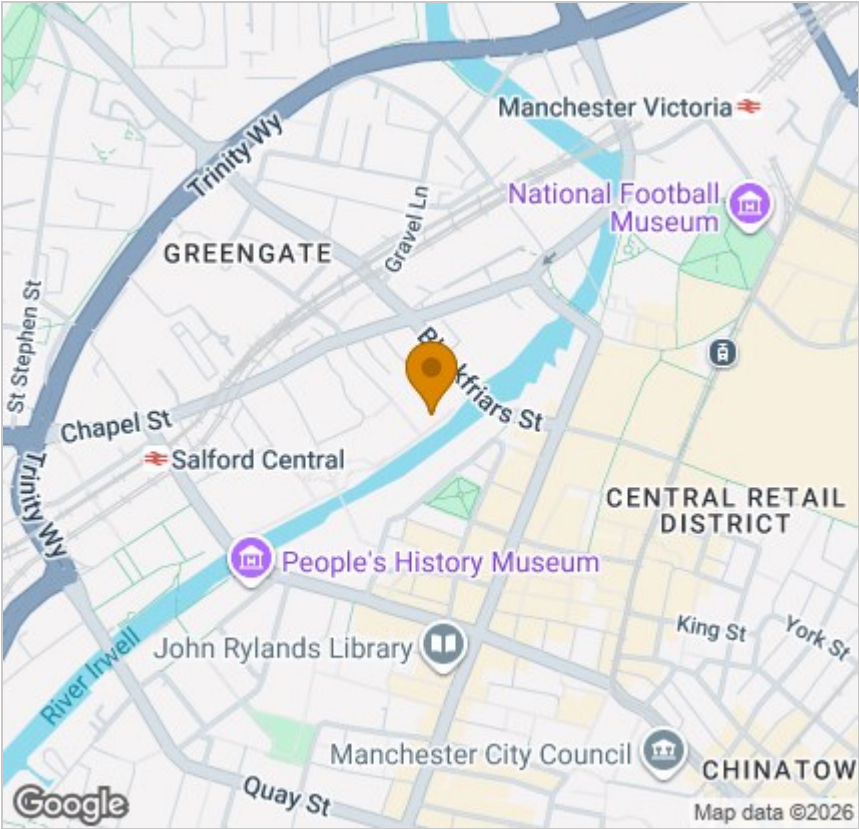
Viewing

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

