

# SIMPLE LIFE

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## Clarence Street, Salford, M7

£1,140 Per Month

A Striking development of apartments in Salford, just a 20-minute walk from Manchester's Deansgate. Inspired by astronomer William Crabtree who made the area his home in the 1600s, Empryan translates as the highest heaven – and you can call a slice of it your own!

The Crabtree is a beautiful one bed apartment named after William Crabtree, the 17th century astronomer born and bred in Salford. As you walk in the front door, you are met with a large kitchen/ diner fully fitted with appliances as well as handy store cupboard for extra space. This area leads you into the living room towards the back of the apartment. Featuring French windows that open onto your balcony, this is the perfect haven for lazy afternoons and sunsets.

Ground floor apartments will include a Juliet balcony for extra security, whilst the upper floors benefit from larger outdoor spaces. Off the living room, you will find your bedroom with access to a stylish shower room.

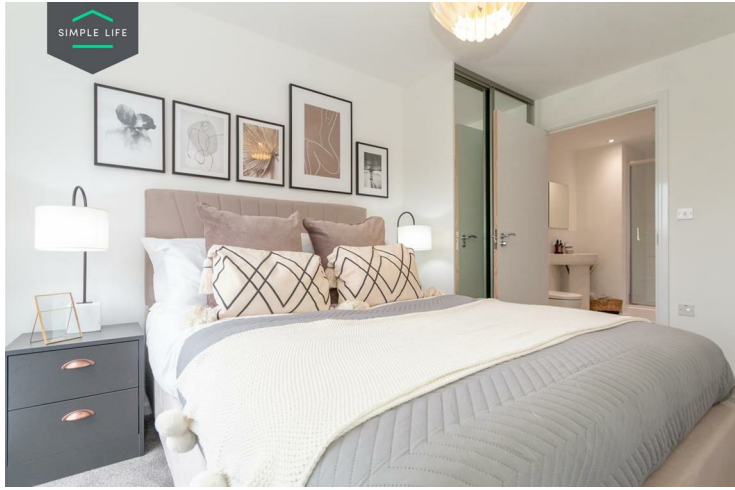
With 298 apartments spread across six blocks either side of the newly renovated Church of Ascension, we have a range of 1, 2 and 3 bedroom properties available including those designed specifically for living together.

Situated directly opposite Green Grosvenor Park and a stone's throw away from the river Irwell, these homes have something to offer to all. Ideal for professionals, young families or couples wanting an easy commute without the city centre price tag.

Access to the site is via Lower Broughton Road to the West or Great Clowes Street to the East, with entrances to the blocks on Clarence Street. Postcode M7 1GA will bring you to the area.

Deposit £1310  
Holding Deposit £260  
Unfurnished  
Council Tax B  
Available 21st September 2026





## Key Features

- Secure gated parking available on request \*FEES APPLY\*
- Integrated kitchen appliances
- Modern, white kitchen units
- Light wash wood effect flooring
- White blinds in bedrooms
- Fitted wardrobes to main bedroom
- Washing/drying machine
- Dark ash style worktops
- Light grey carpets in the bedrooms

## Location

