

268 The Edge Clowes Street

, Salford, M3 5NG

Offers invited £180,000

null 1 1 C

268 The Edge Clowes Street

, Salford, M3 5NG

Stylish Riverside Studio Apartment for Sale | The Edge, Salford

Enjoy modern city living with riverside views in this well-presented 9th-floor studio apartment at the popular The Edge development, Salford. Overlooking the River Irwell and Manchester skyline, this bright and contemporary home is ideal for first-time buyers or investors seeking a prime city-centre location.

The apartment offers a well-designed open-plan living and sleeping space, enhanced by floor-to-ceiling windows that flood the interior with natural light. A modern fitted kitchen with integrated appliances and a contemporary bathroom complete the accommodation.

Residents benefit from a 24-hour concierge, secure fob entry, landscaped communal areas, riverside walks and secure underground parking. Spinningfields, Deansgate, Manchester city centre and excellent transport links are all within easy reach.

Key Features

Ninth-floor studio apartment

Views over the River Irwell and Manchester skyline

Bright open-plan living and sleeping area

Floor-to-ceiling windows

Modern fitted kitchen with integrated

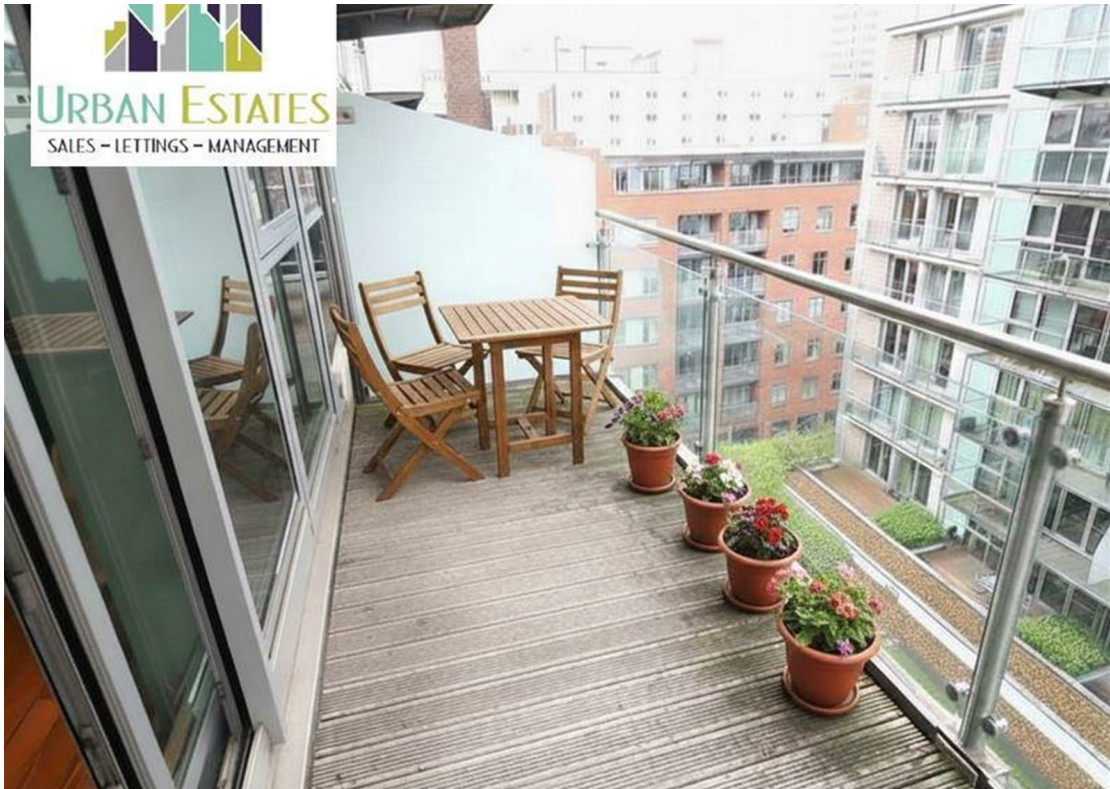


















appliances

Contemporary bathroom

24-hour concierge and secure entry

Riverside development

Secure underground parking

Lease & Charges

Lease: Approximately 230+ years remaining

Ground rent: £250 per annum

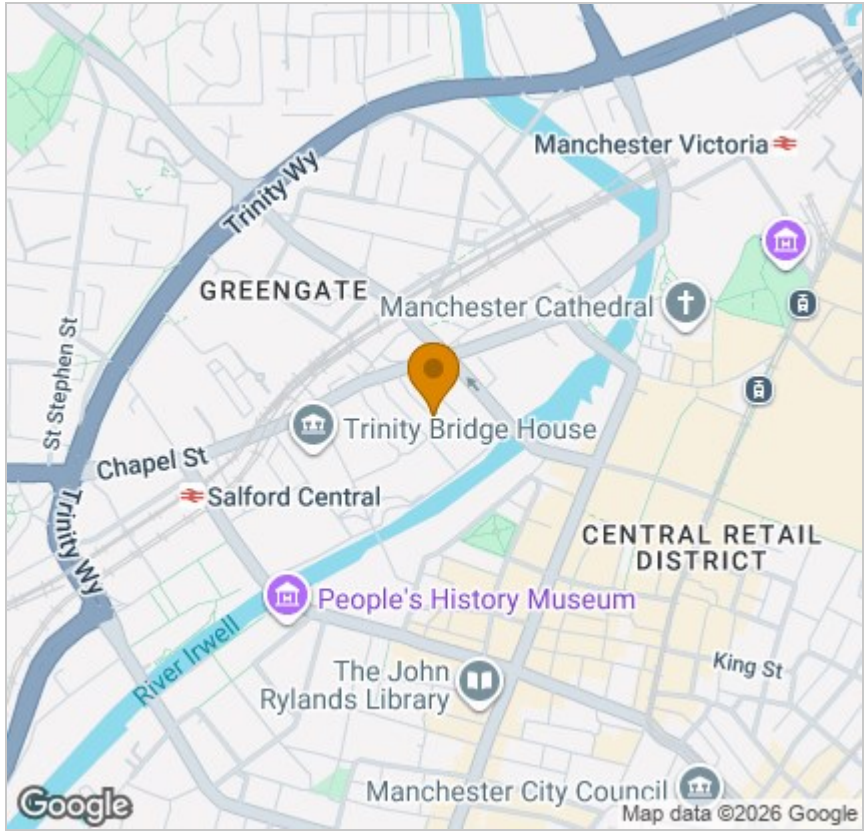
Service charge: Approximately £2,900–£3,400 per annum

A great opportunity to enjoy riverside city living or add to your investment portfolio.

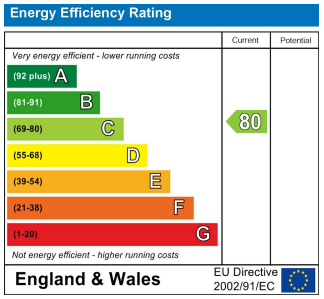
Offers invited. Contact us today to arrange your viewing.

Floor Plan

Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Best Estate Agency Award 2021 URBAN ESTATES WINNERS