



Clowes Street | Salford | M3 5NG

**Asking Price £165,000**

The  
**GOOD  
ESTATE**  
AGENCY

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Salford | M3 5NG  
Asking Price £165,000

**STUDIO APARTMENT WITH BALCONY & PARKING.** Welcome to this exquisite studio apartment located on the 9th floor of The Edge, a prestigious riverside development on Clowes Street, Salford. Spanning an impressive 420 square feet, this modern apartment offers a spacious open plan living and dining area, perfect for both relaxation and entertaining.

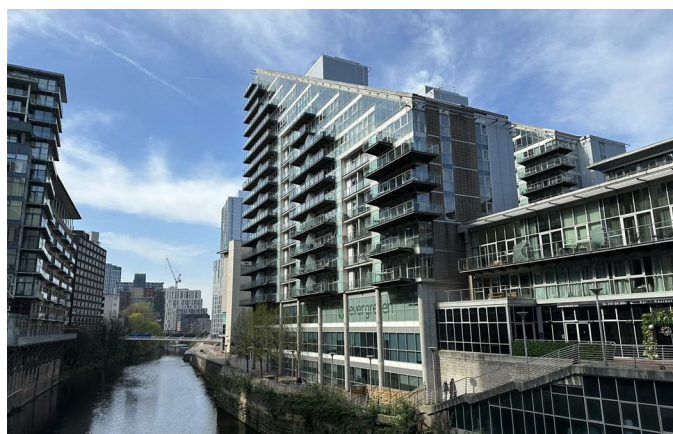
The apartment features a contemporary shower room, ensuring comfort and convenience. Step out onto your private balcony to enjoy stunning views and the fresh air, making it an ideal spot for morning coffee or evening relaxation. Residents of The Edge benefit from secure underground parking for one vehicle, providing peace of mind in this bustling area.

The development boasts a 24-hour concierge service, adding an extra layer of luxury and security to your living experience. Additionally, you will have access to beautifully maintained communal gardens, offering a serene escape from the city's hustle and bustle.

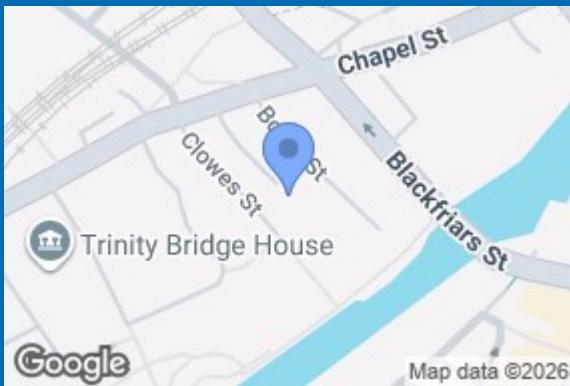
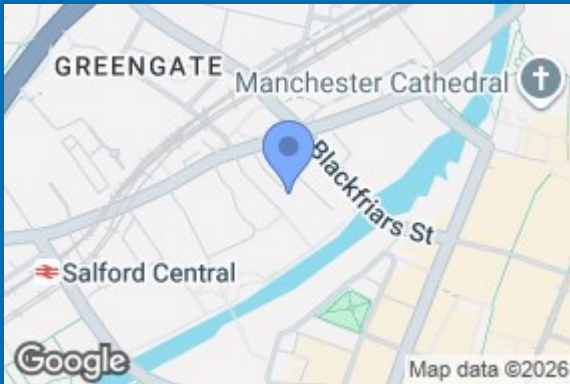
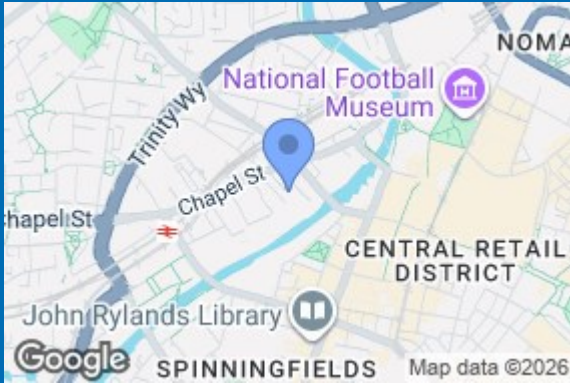
Situated next to the renowned 5-star Lowry Hotel, this apartment is perfectly positioned close to the vibrant shopping street of Deansgate, where you can explore a variety of shops, restaurants, and entertainment options. This property is not just a home; it is a lifestyle choice, combining modern living with the convenience of city life. Don't miss the opportunity to make this stunning apartment your own.



- STUDIO APARTMENT
- 9TH FLOOR
- 24 HOUR CONCIERGE
- ALLOCATED PARKING
- CURRENTLY LET FOR £1,020PCM UNTIL 4TH JULY 2026
- FURNISHED
- LARGE BALCONY
- STYLISH KITCHEN & SHOWER ROOM
- PRESTIGIOUS DEVELOPMENT
- CLOSE TO DEANSGATE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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