



268 The Edge Clowes Street  
, Salford, M3 5NG

**Offers invited £180,000**



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Riverside Studio Apartment for Sale –  
The Edge, Salford | Modern City Living

Set on the 9th floor of the prestigious Edge development in Salford, this stylish studio apartment offers contemporary riverside living just minutes from Manchester city centre. Perfect for first-time buyers, young professionals, or investors, the apartment combines modern design with breathtaking views of the River Irwell and the city skyline.

Apartment Features:

Open-plan living with floor-to-ceiling windows and panoramic river views

Modern fully fitted kitchen with integrated appliances

Spacious bedroom and sleek contemporary bathroom

Light-filled interiors designed for comfort and functionality

Development Amenities:

Prime riverside location near Spinningfields and Deansgate

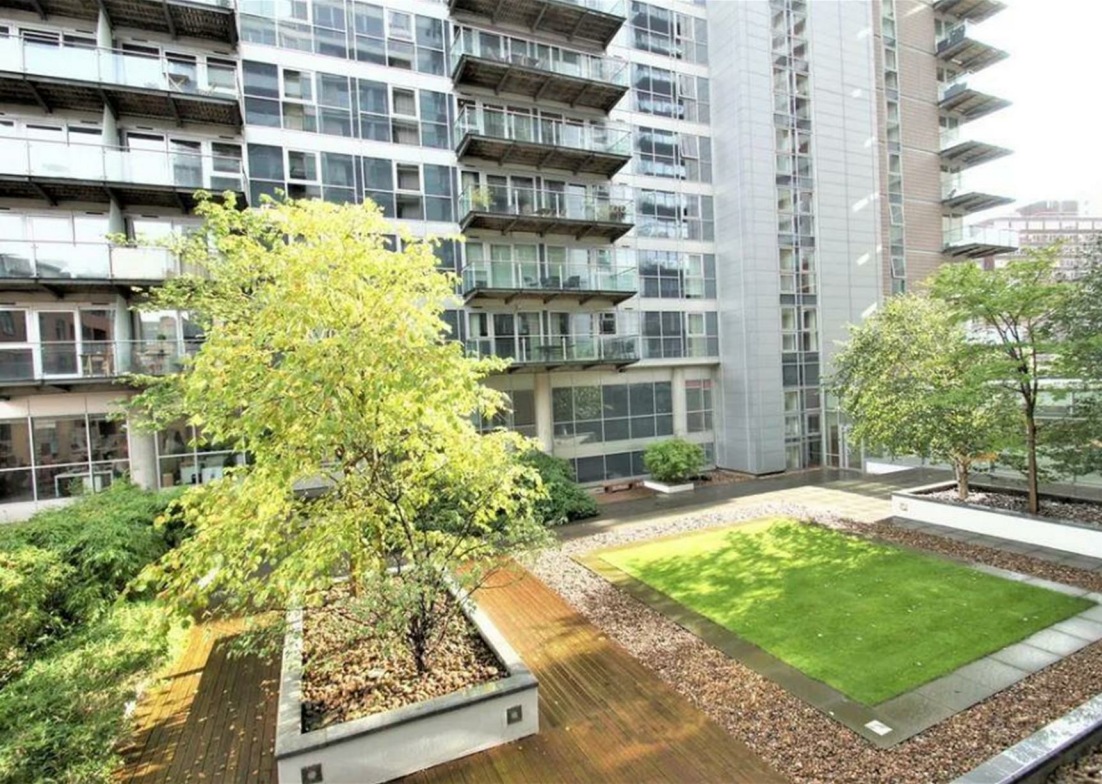
24-hour concierge and secure fob entry

Scenic riverside walkways and landscaped communal areas

Secure underground parking

Lease & Charges:





Lease: approx. 230+ years remaining

Ground Rent: £250–£350 per annum

Service Charge: £2,900–£3,400 per annum



This riverside studio at The Edge, Salford offers the perfect blend of city convenience and tranquil river views, making it an excellent choice as a modern home or investment property.

## Floor Plan



## Viewing

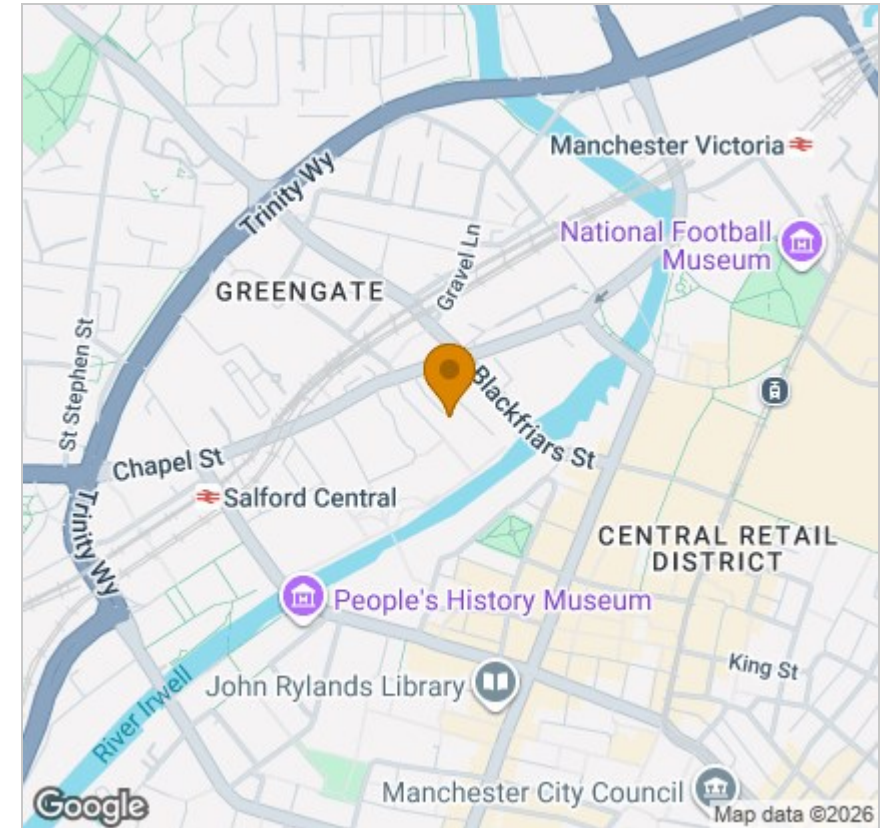
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

