



URBAN ESTATES
SALES - LETTINGS - MANAGEMENT



61 The Edge Clowes Street
, Salford, M3 5ND

Offers in the region of £299,000



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, Salford, M3 5ND

Luxury 2-Bedroom Riverside Apartment for Sale – The Edge, Salford

An exceptional two-bedroom, two-bathroom apartment in the prestigious Edge development, offering stunning River Irwell and Manchester skyline views. Ideally located within walking distance of Manchester city centre, this stylish waterfront property is perfect for professionals, first-time buyers, and buy-to-let investors.

The apartment features a bright open-plan living and dining area with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, and a private wrap-around balcony overlooking the river and city skyline. The principal bedroom benefits from an en-suite bathroom, while a second contemporary bathroom serves guests and residents.

Residents enjoy secure underground parking, 24-hour concierge service, lift access, secure entry, and a pet-friendly environment.

Key Features

- Two-bedroom, two-bathroom apartment
- Prime waterfront location at The Edge, Salford
- River Irwell and Manchester skyline views
- Open-plan living and dining space
- Floor-to-ceiling windows
- Modern fitted kitchen with integrated appliances
- Private wrap-around balcony





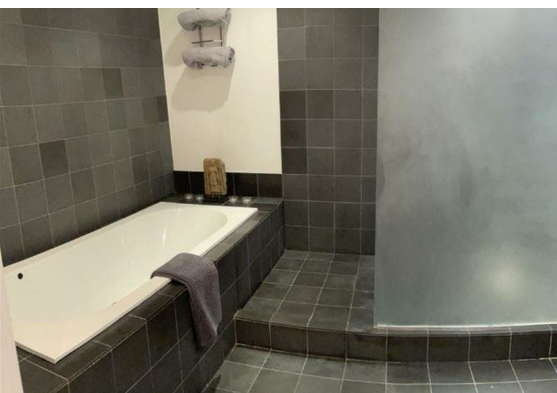
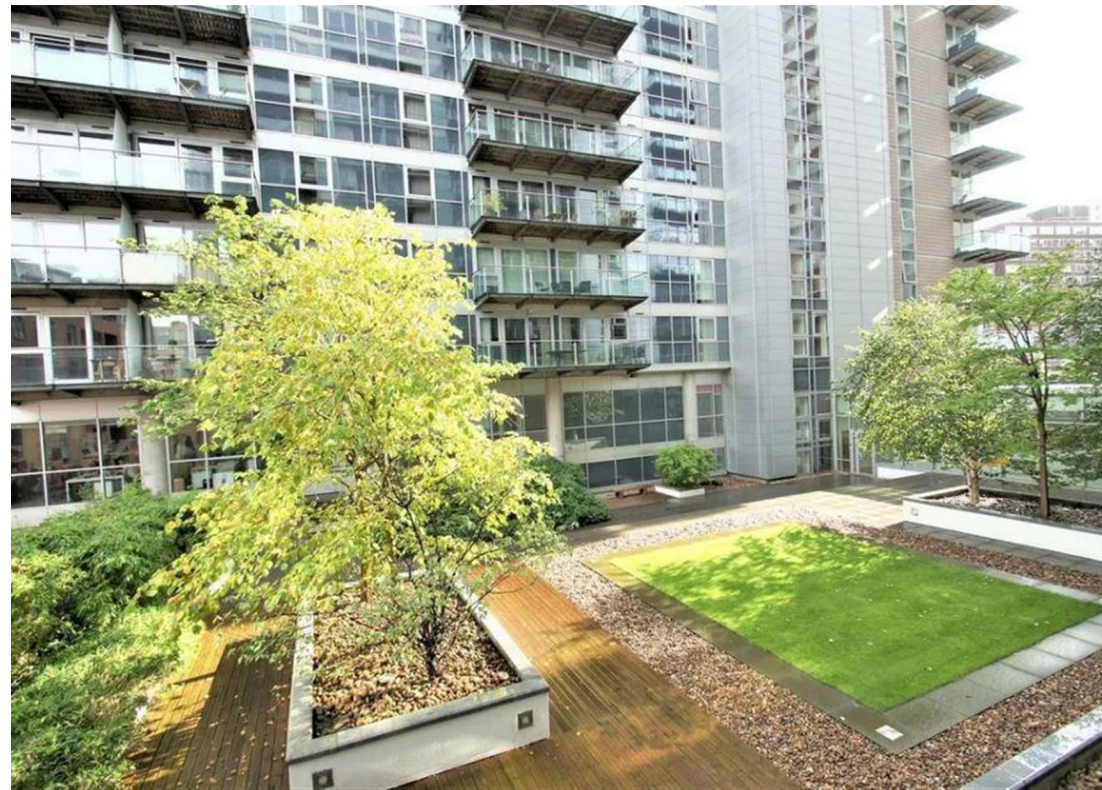
- En-suite to principal bedroom
- Secure underground parking
- 24-hour concierge service
- Walking distance to Manchester city centre
- Excellent investment and rental potential

Tenure: Leasehold

Service Charge: £4,348.18 per annum

Ground Rent: £250 per annum

Early viewing is highly recommended.



Floor Plan



Viewing

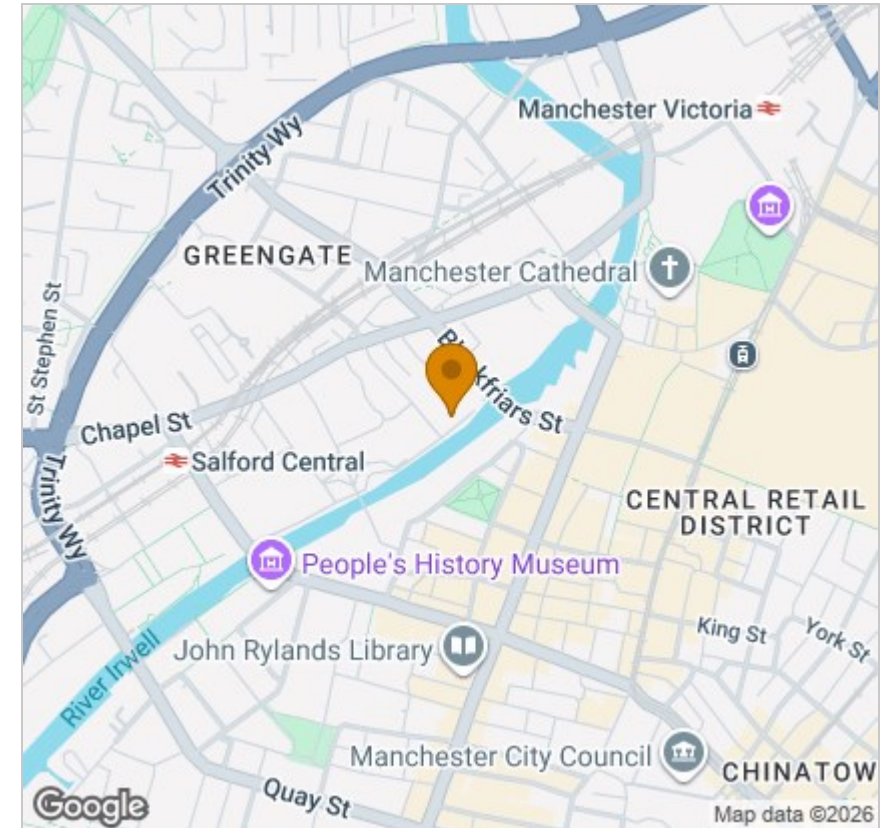
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

