



HUNTERS®
HERE TO GET *you* THERE



Clowes Street, Salford

£240,000



INVESTORS ONLY TENANT IN SITU Discover an exceptionally spacious one-bedroom apartment in The Edge, located in the very heart of Manchester. Just a short walk from Deansgate, the city's vibrant hub of shopping, dining, and nightlife, this property places you at the doorstep of Manchester's finest attractions. Immerse yourself in the energy of Spinningfields, explore the eclectic charm of the Northern Quarter, and experience the rich culture of this dynamic city—all with the convenience of a luxurious retreat in one of Manchester's most prestigious buildings.

Upon entering, you're greeted by an impressive lobby, staffed 24/7 by a dedicated concierge team. Take the elevator up to this uniquely designed apartment, renowned for its generous proportions and thoughtful layout. As one of the few true one-bedroom units in The Edge, it boasts expansive living spaces, including a bright, open-plan lounge, dining area, and kitchen. Floor-to-ceiling windows flood the space with natural light, offering stunning dual-aspect views, including the serene River Irwell. Step out onto the full-sized balcony and soak in the tranquil surroundings.

The bedroom is a bright, airy haven, complete with ample fitted wardrobes for all your storage needs. The apartment also includes the convenience of a secure parking space, ensuring both comfort and practicality.

This exceptional home is a rare find, combining space, style, and an unbeatable location in the heart of the city.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com

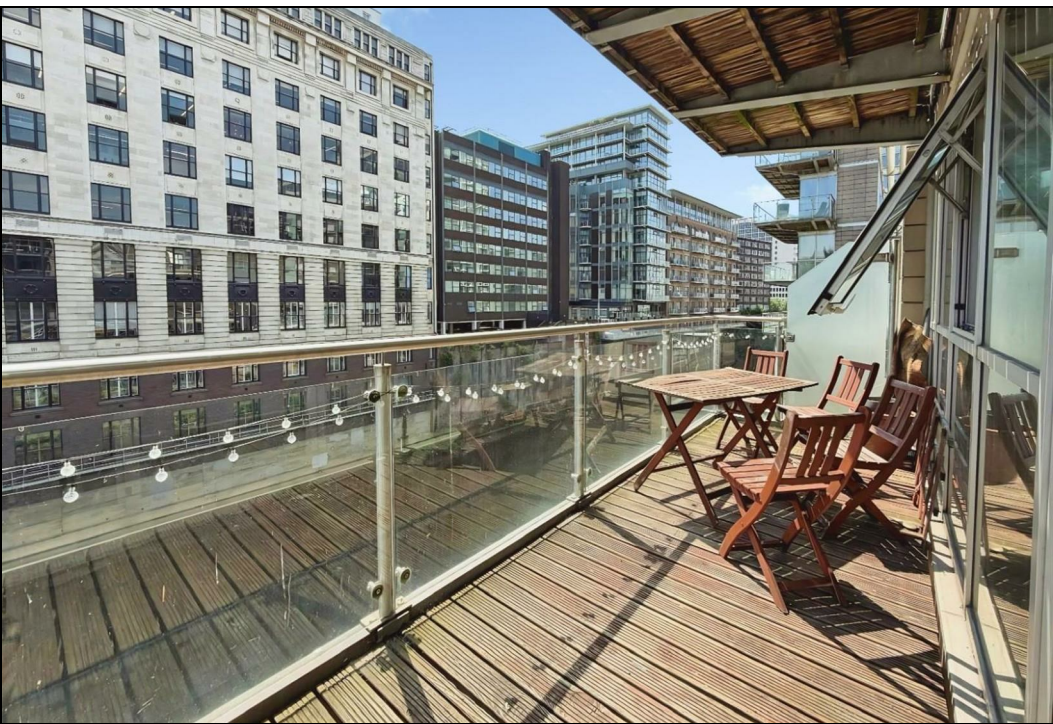


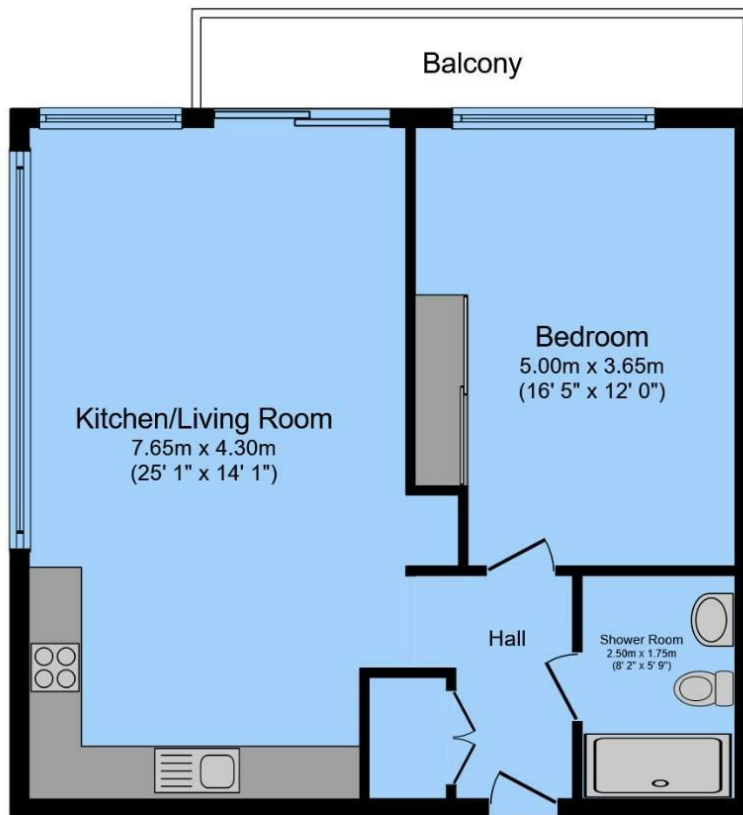


KEY FEATURES

- LARGE CORNER PLOT
- 24 HOUR CONCIERGE
- STUNNING RIVER FACING VIEWS
- PARKING INCLUDED
- NO CHAIN

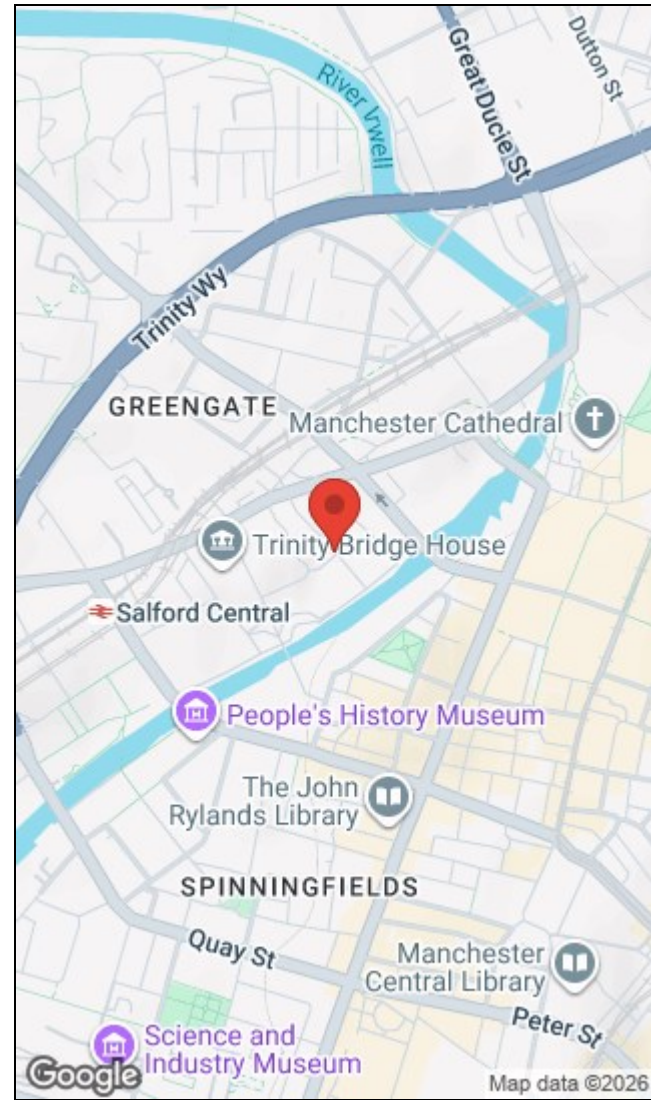






Total floor area 61.6 m² (663 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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