



Clowes Street | Salford | M3 5NE

£1,495 PCM

The
**GOOD
ESTATE**
AGENCY

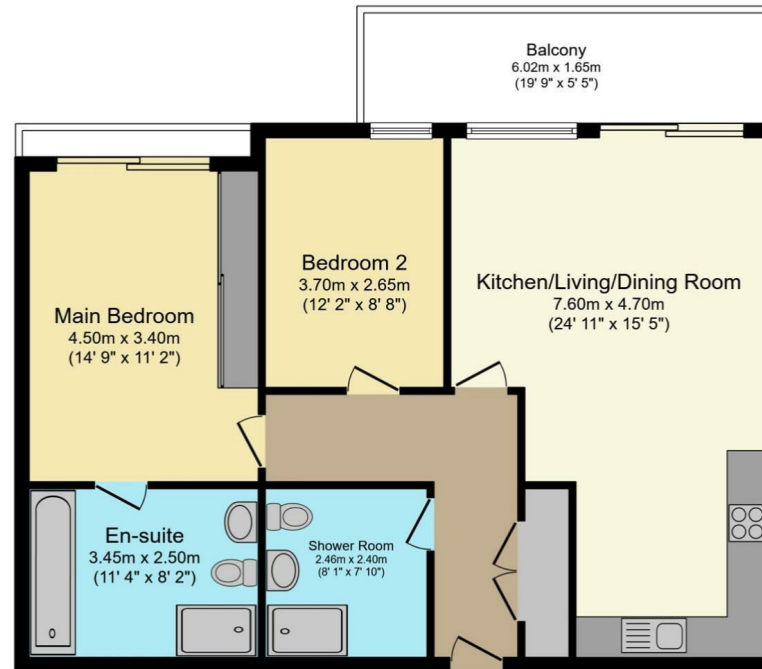
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2 BED, FURNISHED WITH PARKING. An excellent, spacious two bedroom apartment in one of Manchester's most sought after addresses, The Edge. The property comprises: entrance hallway, storage cupboard, master bedroom with stylish en suite bathroom, house bathroom, second double bedroom, large open plan living and dining room through to fully fitted kitchen and balcony with garden views. Further benefits include 24 hour concierge, intercom, communal gardens and secure underground parking space. Located on the banks of the River Irwell close to the 5-star Lowry Hotel, only a short walk to the city's main street Deansgate with all the shops, department stores, bars and restaurants Manchester has to offer.

REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE AND TERMS APPLY.

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- FURNISHED
- FULLY FITTED KITCHEN
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- 24 HOUR CONCIERGE
- SECURE UNDERGROUND PARKING
- COMMUNAL GARDENS
- LOCATED CLOSE TO DEANSGATE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(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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