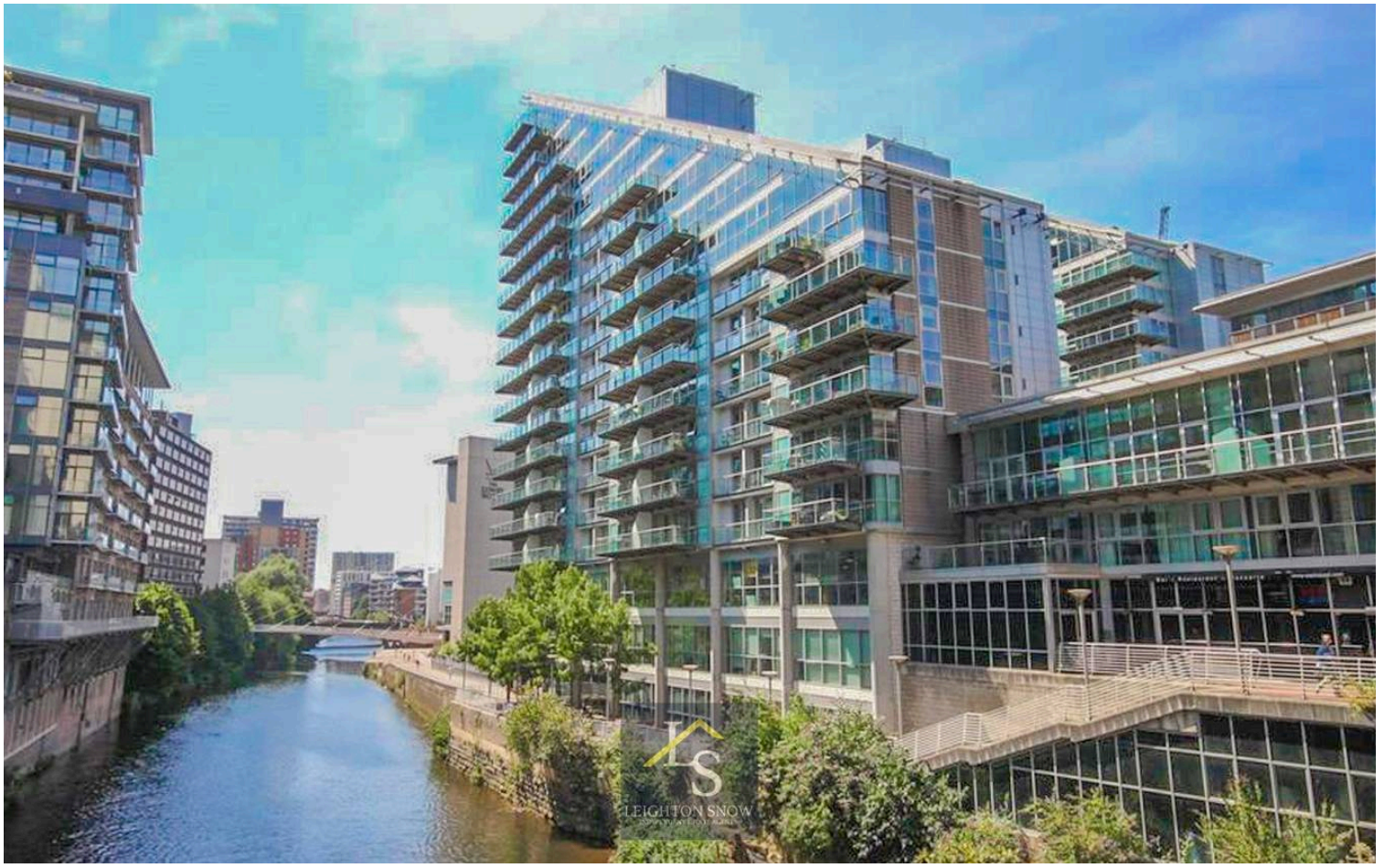
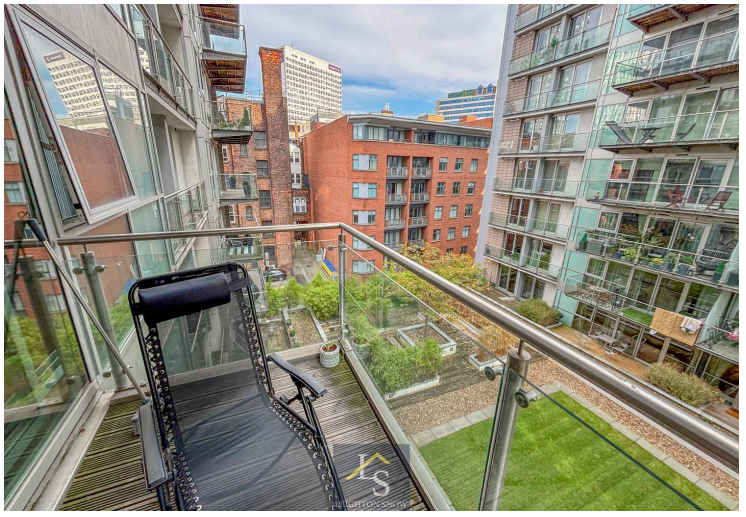
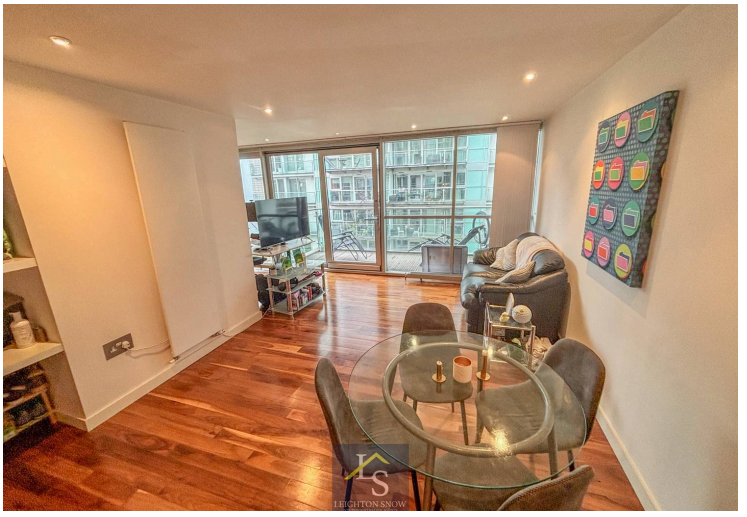






251 The Edge Clowes Street, Salford

£182,000 £182,000 Leasehold

No Chain, Quick Sale Achievable • One Double Bedroom • Underground Parking Space • Full Length Balcony • Located on the 5th Floor • Private Courtyard View • 24 Hour Concierge • Public Transport Links

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

Priced competitively - seller keen to sell quickly as tenant moves out before the end of 2026. This one bed apartment is in the Grade A, popular and luxurious building of The Edge, neighbour to the famous Lowry Hotel. Perfect for accessing Deansgate and Spinningfields and for those accessing motorway links. Public transport is incredibly easy with Salford Central & Victoria train stations being within a short walking distance. 24 hour concierge service and parking space make it even better.



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

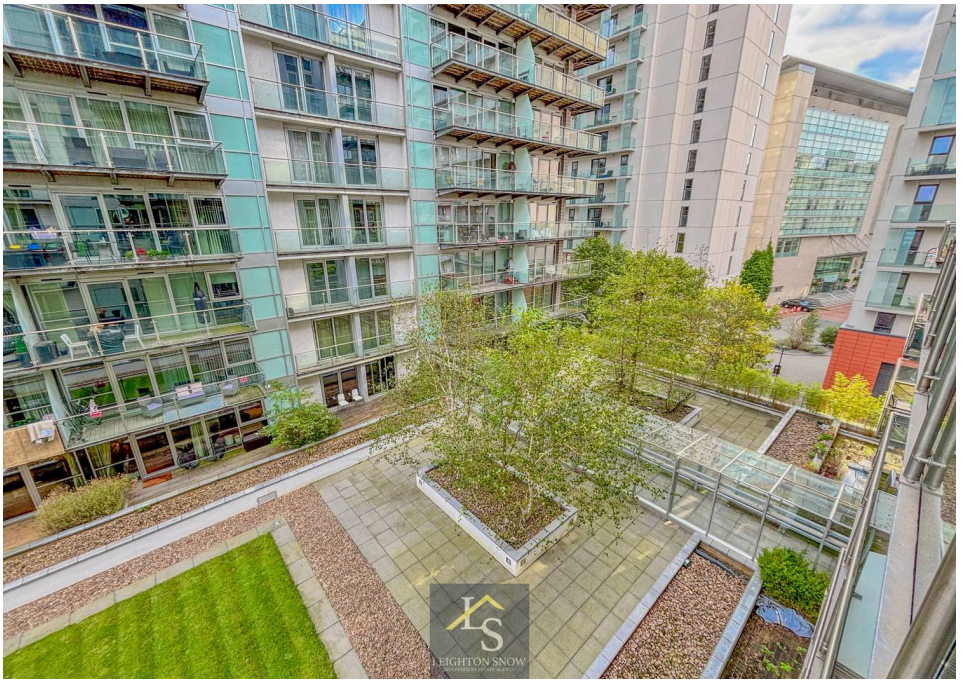
EPC Environmental Impact Rating: C



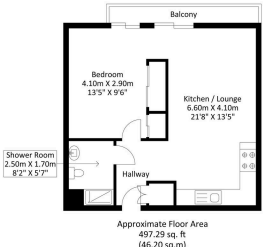


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251 The Edge, M3 5NG



Enter the apartment through its large grand front door, there is a small storage cupboard immediately on the right upon entry. The bathroom is the first room on the left with a good sized shower cubicle and has been newly tiled. Through the door straight ahead is the double bedroom with floor to ceiling window providing plenty of natural light, there is also a large fitted wardrobe. The good-sized open plan kitchen / living area is to the right of the hall way and benefits from a floor to ceiling patio door providing another well-lit space and also leads onto the full-length balcony which has a nice view looking onto the private courtyard.

Overall this property has a lovely calm feel to it. Suitable for a first-time buyer, someone downsizing or an investor (approx. rental income £1,250pcm).

All furniture can remain in the property for free should it be usable to the purchaser.

Accommodation: Square Footage: Appox 497 sq ft

Entrance Hall – Wooden front door with letterbox, wooden flooring, wall heater, wall thermostat, intercom, storage cupboard (containing the water cylinder & consumer unit), spot lights & smoke detector.

Bathroom – Wooden door, tiled & plastered walls, tiled flooring, heated towel rail, shower cubicle with rainfall shower head, sink, WC, extractor fan, spot lights.

Bedroom – Wooden door, floor to ceiling window with courtyard aspect, wooden flooring, floor standing radiator, built in sliding door wardrobe with rail & shelving, spot lights.

Living Area – Floor to ceiling patio sliding door with courtyard aspect, wooden flooring, floor standing radiator, wall heater, spotlights, built in shelving.

Kitchen Area – Wooden flooring, electric oven, electric cooker hob, electric cooker hood, integrated fridge/freezer, integrated washing machine, integrated dishwasher, spot lights, extractor fan, under kitchen cupboard lights.

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.

Council Tax Band: Band C

Tenure: 225 years remaining

Freeholder: Estates & Management Ltd

Management Agent: Scanlans Property Management

Ground Rent: £125.00 per annum

Service Charge: £2,880.00 per annum

