



225 The Edge Clowes Street, Salford, M3 5NF

We are pleased to have for sale this stunning one bedroom apartment found on the 12th floor of the Edge, Salford. The property comprises of an entrance hallway, open plan lounge and kitchen with integrated appliances, there is a balcony with stunning views of Manchester. Open through double bedroom with fitted storage. Modern and contemporary shower room. On site concierge. Allocated parking space. EWS-1 Available.

Price £210,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wooden flooring. Spotlights. Airing cupboard housing the boiler. Access to all rooms.

Living Room/Kitchen

24'11" x 12'6"

Range of wall and base units with complimentary stone worktop over. Sunked sink with draining area, mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Over with hob and extractor over. Wooden flooring. Spotlights. TV/Telephone point. Access to terrace via sliding doors. Wall mounted heater.

Bedroom

15'10" x 9'7"

Wooden flooring. Spotlights. Wall mounted heater. Built in

wardrobes.

Shower Room

6'11" x 6'5"

Partially tiled shower suite. Low level wc. Sink with mixer tap. Shower cubical with mixer shower. Heated towel rail.

Externally

Allocated Parking. 24 hour concierge. Lift servicing all floors. Communal roof gardens.

Additional Information

Tenure: Leasehold

Annual service charge : £3,100.96

Annual ground rent: £280.00

Length of lease: 150 years from 2016

Management company: RMG

EPC Rating- B

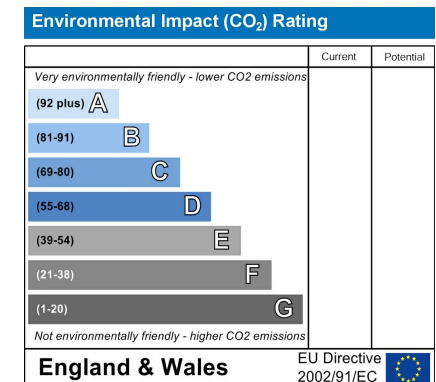
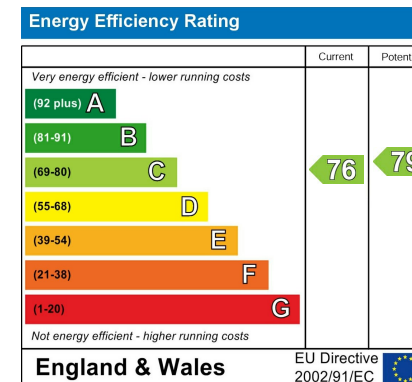
Council Tax Band - D

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

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