

268 The Edge Clowes Street

, Salford, M3 5NG

Offers in the region of £165,000

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CONTEMPORARY RIVERSIDE STUDIO APARTMENT | THE EDGE, SALFORD

Urban Estates are pleased to present this appealing ninth-floor studio apartment in the popular The Edge development, boasting stunning views over the River Irwell and Manchester skyline.

The apartment offers stylish open-plan living, featuring floor-to-ceiling windows, a modern fitted kitchen with integrated appliances and a contemporary bathroom. An ideal opportunity for first-time buyers or investors seeking a property in a prime city-centre location.

Residents enjoy excellent facilities, including 24-hour concierge, secure fob entry, landscaped communal areas, riverside walks and secure underground parking. Spinningfields, Deansgate and Manchester city centre are all within easy reach.

Key Features

Ninth-floor studio apartment

River Irwell and Manchester skyline views

Bright open-plan living and sleeping area

Floor-to-ceiling windows

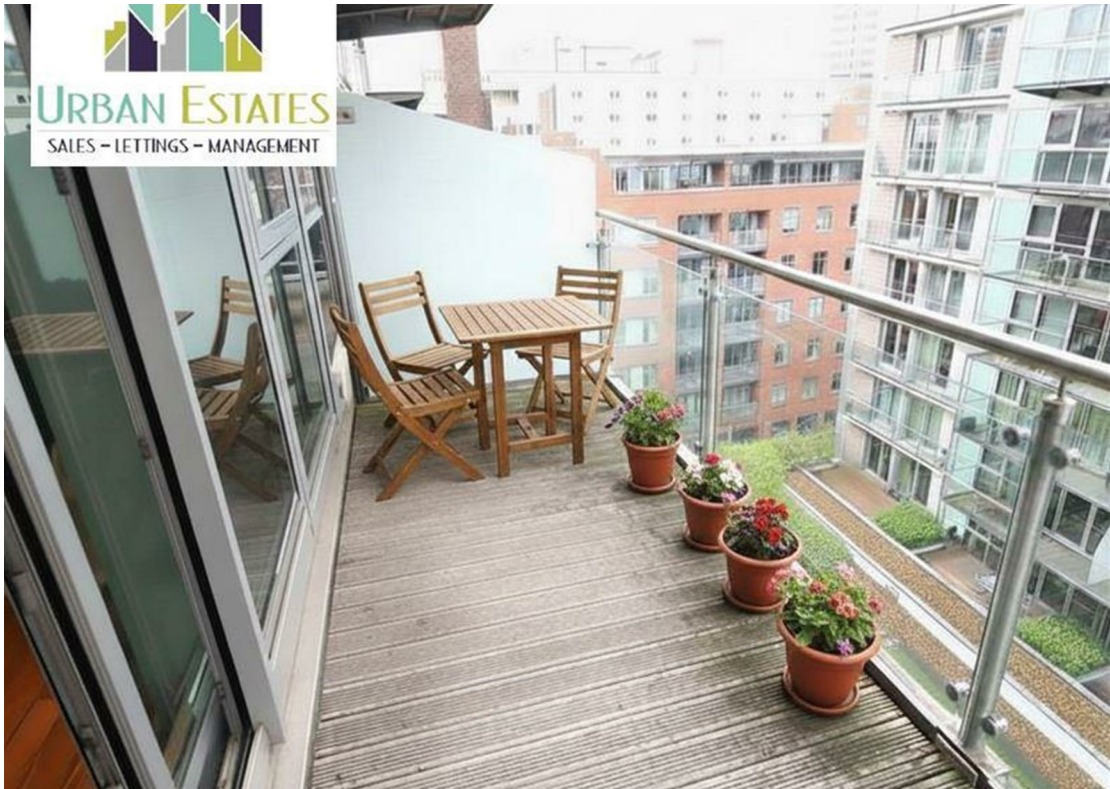
Modern fitted kitchen with integrated appliances



















Contemporary bathroom

24-hour concierge and secure fob entry

Desirable riverside development

Secure underground parking

Lease & Charges

Lease: Approximately 230+ years remaining

Ground rent: £250 per annum

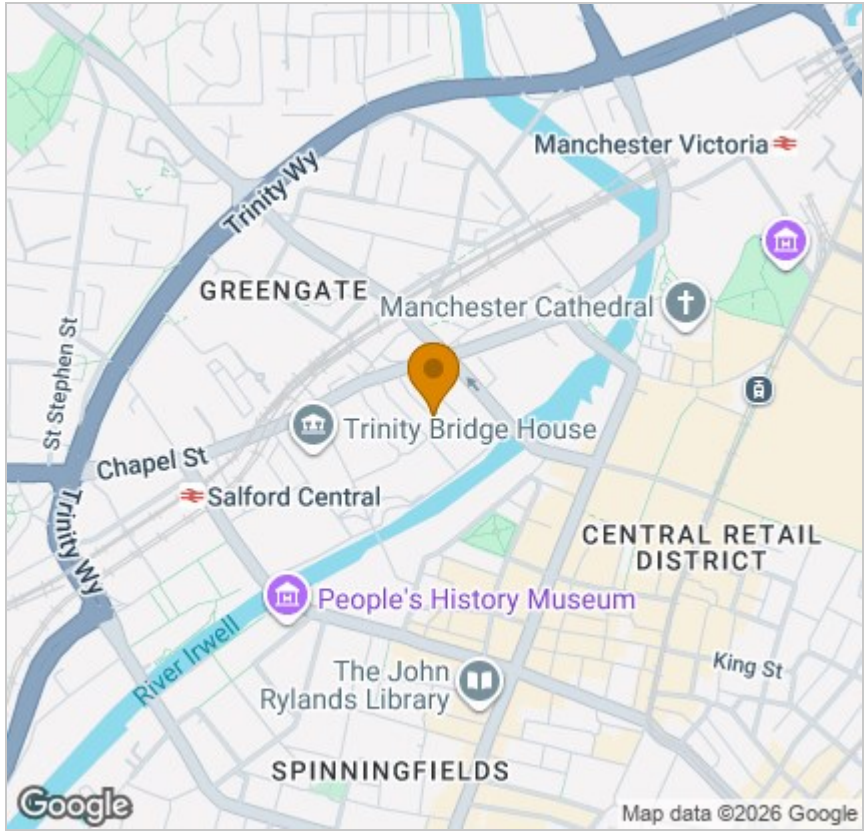
Service charge: Approximately £2,900–£3,400 per annum

Whether you're a first-time buyer or looking for a city-centre investment, this is a fantastic opportunity to purchase within one of Salford's established riverside developments.

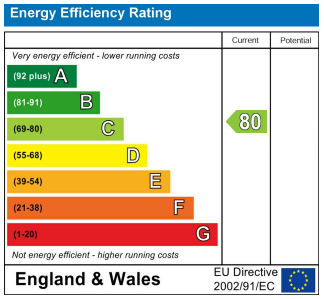
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Floor Plan

Area Map



Energy Efficiency Graph



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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