



The Edge, Clowes Street, Salford  
£270,000



**HIBBERT  
HOMES**

**SALES & LETTINGS**

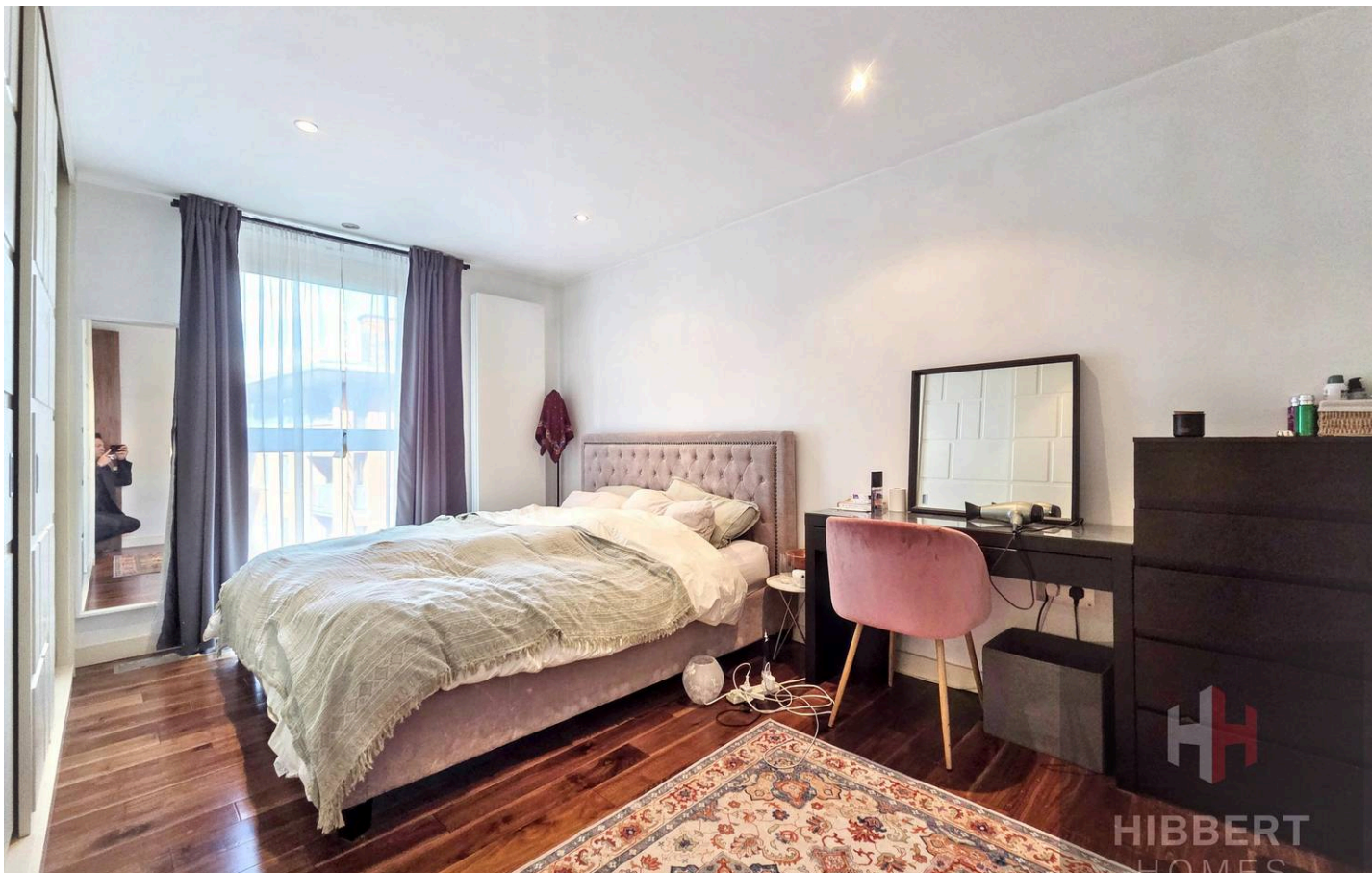
# The Edge, Clowes Street

Salford

This exceptional two-bedroom, two-bathroom apartment epitomises contemporary urban living, with its striking floor-to-ceiling windows, open-plan layout, and elegant hardwood flooring throughout. The expansive reception area is filled with natural light, offering impressive cityscape views and a welcoming atmosphere for both relaxation and entertaining. A sleek, modern kitchen features integrated appliances, stylish cabinetry, and ample storage, seamlessly connecting to an open-plan dining area - ideal for hosting guests or enjoying quiet evenings at home. Both bedrooms are generously sized, each benefiting from large windows, built-in wardrobes, and sophisticated recessed lighting, ensuring comfortable, light-filled retreats. The bathrooms are finished to a high standard, with modern tiling, a built-in bath, and contemporary walk-in showers, complemented by floating vanities and wall-mounted toilets for a luxurious yet practical touch.

One of the standout features of this apartment is its private balcony, accessed via elegant bi-fold doors, offering a seamless blend of indoor and outdoor living. The balcony provides a tranquil outdoor seating area, complete with sleek glass balustrades and sweeping views of the city skyline and waterfront (perfect for morning coffee or evening relaxation).





The property forms part of a striking modern high-rise building, designed with multiple balconies and large windows to maximise light and views, and includes a stylish, open lobby area that welcomes residents and guests alike. The central, waterfront location provides access to scenic riverside walkways for leisurely strolls, while the vibrant urban setting ensures proximity to a host of amenities, dining options, and entertainment venues (all within easy reach). With contemporary architecture, abundant storage, and thoughtfully designed communal spaces, this apartment offers a superb lifestyle opportunity for those seeking comfort, convenience, and a touch of luxury in the heart of the city.

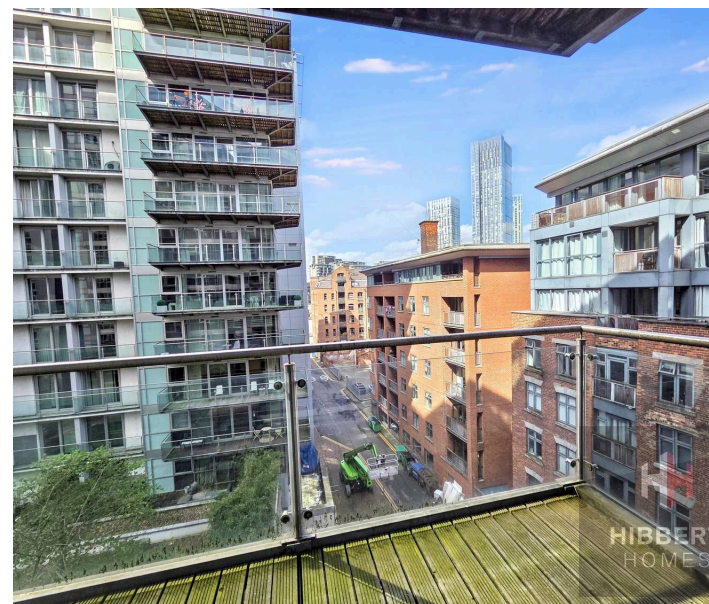
- NO ONWARDS CHAIN
- Superb spacious 5th floor apartment
- Well-maintained communal areas with concierge
- Two double bedrooms
- Floor-to-ceiling windows
- Private balcony
- Modern open-plan living area
- Contemporary bathrooms with walk-in showers
- Allocated off-road parking behind secure electronic gates
- Fantastic location just a short walk from Deansgate

Council Tax band: E

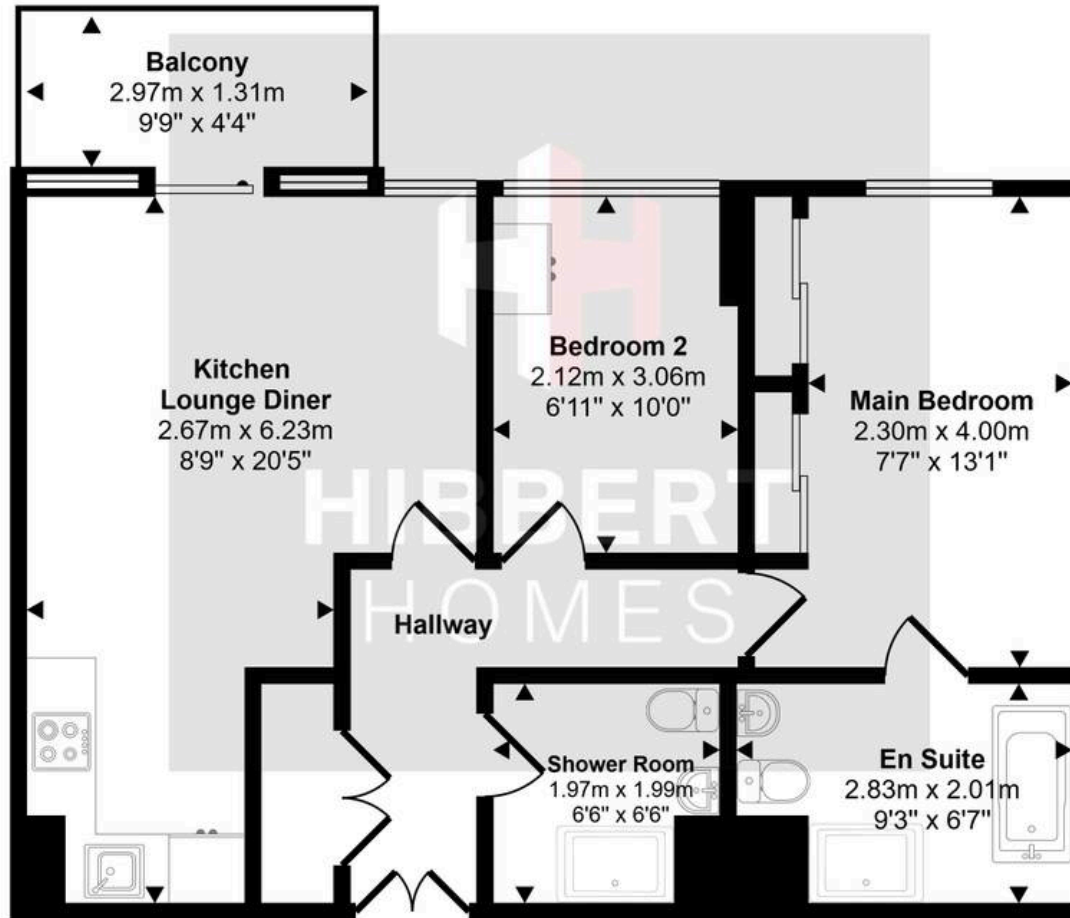
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approx Gross Internal Area  
56 sq m / 606 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

