
jordan fishwick

Apt 57 The Edge, Clowes Street, Salford, M3 5NB

Jordan Fishwick are pleased to offer for sale this stunning, 7th floor larger than average apartment in the Edge development, right on the cusp of Central Manchester and Spinningfields. The property briefly comprises of an entrance hall way leading to all rooms, spacious lounge with access to a large balcony, the kitchen includes integrated appliances, two double bedrooms with fitted wardrobes, a family sized shower room as well as an ensuite including both a shower and a bath. Underground allocated parking included. EWS1 FORM AVAILABLE / MORTGAGE BUYERS INVITED! Concierge Desk

Asking Price £270,000

Viewing arrangements
Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway
Spacious entrance hallway, leads to all rooms, large spacious storage room with hot water heater and plumbing for washing machine.

Lounge
18'2" x 20'0"
Solid oak wood flooring, electric heater, spot lighting, access to balcony.

Kitchen
8'10" x 11'2"
Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated fridge / freezer, dishwasher, oven / hob an extractor fan. Sold oak flooring, spot lighting.

Bedroom One
13'2" x 16'0"
Solid oak wood flooring, spot lighting, double glazed UPVC window, electrical power sockets, electrical heater.

En-Suite
5'10" x 6'6"
Part tiled en-suite, low level W.C, hand wash basin, rain attachment with mixer, opaque glass shower screen, spot lighting.

Bedroom Two
10'2" x 13'0"
Solid oak wood flooring, spot lighting, double glazed UPVC window, electrical power sockets, electrical heater. Access to en-suite.

Bathroom
7'11" x 7'9"
Part tiled bathroom, glass shower screen, rain attachment with mixer, low level W.C, hand wash basin, fitted mirror, chrome heated towel rail.

Externally
Tandem parking space. 24 Hour Concierge desk. Access to balcony through lounge.

Additional Information

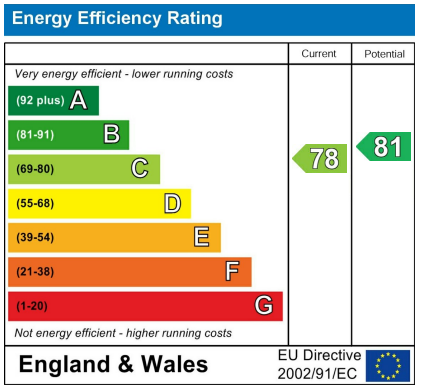
Service Charges- £1,439.56 Per Quarter
Lease 250 Years from 2002
Ground Rent £250pa
EPC Rating - C
Council Tax Band- F
Management Company- Scanlans

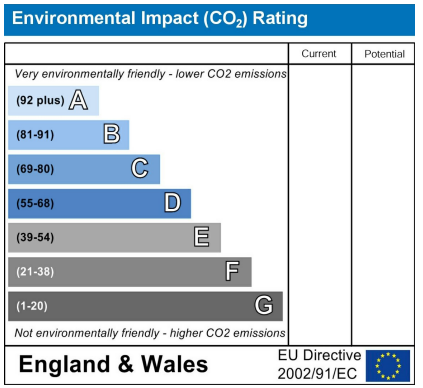
Agents Notes

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

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.















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