URBAN ESTATES
SALES – LETTINGS – MANAGEMENT

61 The Edge Clowes Street

, Salford, M3 5ND

Offers invited £299,000

2 2 1 C

61 The Edge Clowes Street

, Salford, M3 5ND

HOT NEW PROPERTY FOR SALE – LUXURY 2-BEDROOM, 2-BATHROOM APARTMENT AT PRESTIGIOUS THE EDGE!

Luxury Riverside Apartment with Stunning River & Manchester Skyline Views – Offers Invited!

Set within the prestigious The Edge development, this exceptional two-bedroom, two-bathroom apartment offers stylish waterfront living with stunning views across the River Irwell and Manchester skyline.

Ideally located within walking distance of Manchester city centre, this impressive apartment is an excellent opportunity for professionals, first-time buyers and buy-to-let investors.

The apartment features a bright and spacious open-plan living and dining area with floor-to-ceiling windows, a contemporary fitted kitchen with integrated appliances and a private wrap-around balcony overlooking the river and city skyline.

The principal bedroom benefits from a modern en-suite, while a separate contemporary bathroom serves the second bedroom and guests.

Key Features:

Two-bedroom, two-bathroom luxury apartment
Prestigious waterfront development at The Edge
Stunning River Irwell and Manchester

skyline views
Spacious open-plan living and dining area
Floor-to-ceiling windows
Contemporary fitted kitchen with integrated appliances
Private wrap-around balcony
En-suite to principal bedroom
Secure underground parking
24-hour concierge service
Secure entry and lift access
Pet-friendly development
Walking distance to Manchester city centre
Excellent investment and rental potential

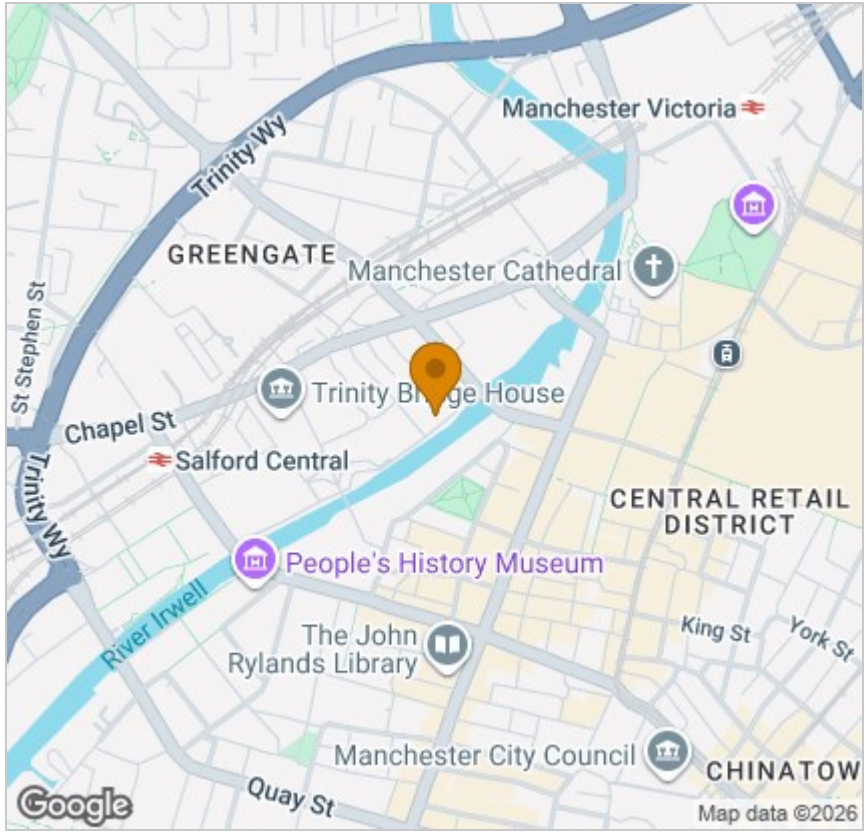
Tenure: Leasehold
Service Charge: £4,348.18 per annum
Ground Rent: £250 per annum

OFFERS INVITED!

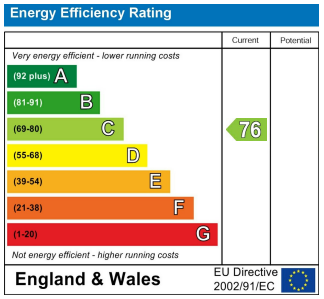
Reply via the advert to arrange a scheduled viewing.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Manchester, M3 2BY
Tel: 0333 433 0348 Email: info@urbanestatesuk.co.uk https://www.urbanestatesuk.co.uk/

Best Estate Agency Award 2021 Urban Estates Winners