

Clowes Street | Salford | M3 5ND

Offers Over £185,000

The GOOD ESTATE AGENCY

Clowes Street | Salford | M3 5ND

Offers Over £185,000

ONE BEDROOM APARTMENT WITH BALCONY & PARKING. Welcome to this exceptional one-bedroom apartment located on the 13th floor of The Edge, one of Salford's most desirable developments. Spanning an impressive 770 square feet, this modern residence offers a harmonious blend of open-plan living, dining, and kitchen areas, seamlessly flowing into a stylish bedroom and bathroom.

The apartment boasts stunning views of the River Irwell and the beautifully landscaped gardens, providing a tranquil escape from the bustling city below. Residents benefit from a 24-hour concierge service, ensuring convenience and security at all times. Additionally, the property includes allocated underground parking for one vehicle, a valuable asset in this vibrant area.

Situated next to the prestigious Lowry Hotel, The Edge is perfectly positioned for those who wish to enjoy the best of city living. Just a short stroll away lies Deansgate, the main thoroughfare of Manchester, where you will find an array of shops, department stores, bars, and restaurants to suit every taste.

Currently let at £1,150 per calendar month, this apartment achieves a commendable rental yield of 7.5%, making it an excellent investment opportunity. Whether you are looking for a stylish home or a lucrative rental property, this apartment at The Edge is not to be missed.

- ONE BEDROOM APARTMENT
- ALLOCATED PARKING
- 13TH FLOOR
- 24 HOUR CONCIERGE
- EXCELLENT VIEWS
- 770 SQ FT
- OPEN PLAN LIVING & DINING ROOM
- BALCONY
- LOCATED CLOSE TO DEANSGATE
- PRESTIGIOUS DEVELOPMENT











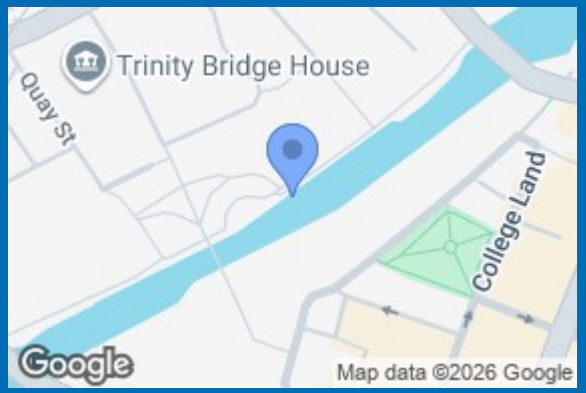


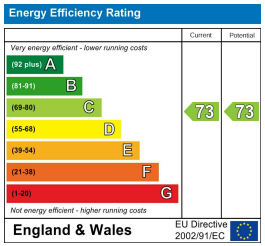












68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk