



The Edge Clowes Street
, Salford, M3 5NG

Offers in the region of £165,000



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**HOT NEW PRICE REDUCTION –
STYLISH RIVERSIDE STUDIO | THE
EDGE, SALFORD!**

A fantastic opportunity to purchase a stylish 9th-floor studio apartment at the prestigious The Edge development, offering impressive views over the River Irwell and Manchester skyline.

Ideal for first-time buyers, professionals or investors, this well-presented apartment features a bright and spacious open-plan living area, modern fully fitted kitchen with integrated appliances, dedicated sleeping area and contemporary bathroom.

Key Features:

**NEW REDUCED PRICE – OFFERS
INVITED**

9th-floor studio apartment

Stunning river and Manchester skyline views

Floor-to-ceiling windows

Modern fitted kitchen with integrated appliances

Bright and well-designed open-plan living space

Contemporary bathroom

Secure underground parking

Development Highlights

Prestigious riverside development

Prime location close to Spinningfields and Deansgate

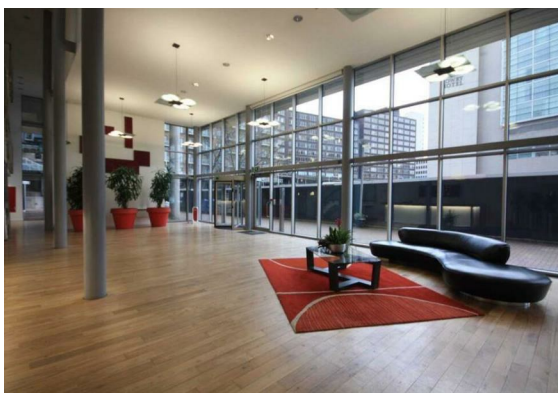
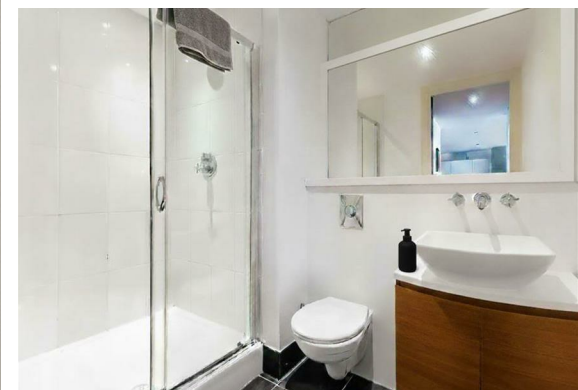
24-hour concierge service

Secure fob-entry system

Landscaped communal areas

Riverside walkways

Lease & Charges





Lease: 230+ years
Ground Rent: £250–£300 per annum
Service Charge: £2,900–£3,000 per annum

A superb opportunity to secure a stylish riverside apartment in a prestigious Manchester development at a newly reduced price.

Floor Plan



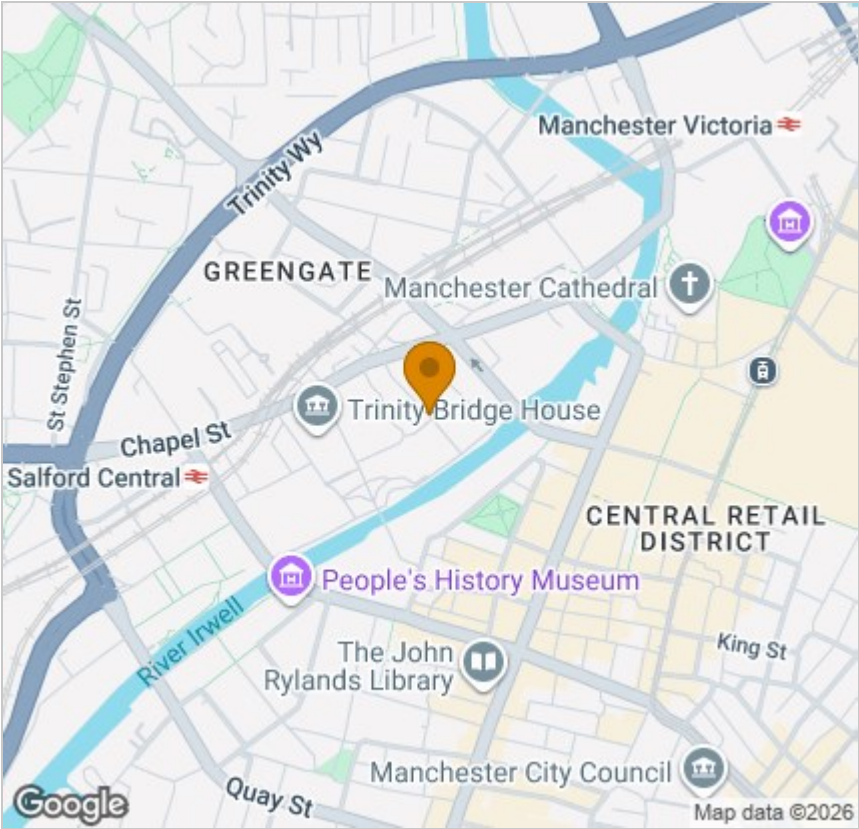
Viewing

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.

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Area Map



Energy Efficiency Graph

