



The Edge Clowes Street
, Salford, M3 5NG

Offers in the region of £165,000



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Modern Riverside Studio Apartment –
The Edge, Salford

Located on the 9th floor of The Edge, this stylish studio apartment offers impressive views over the River Irwell and Manchester skyline. Perfect for first-time buyers, professionals, or investors, the property features a well-designed open-plan living space, a sleek fully fitted kitchen, a bright sleeping area, and a contemporary bathroom.

Key Features:

Floor-to-ceiling windows with stunning river and city views

Modern kitchen with integrated appliances

Bright, well-planned living space

Secure underground parking

Development Highlights:

Prime riverside setting close to Spinningfields and Deansgate

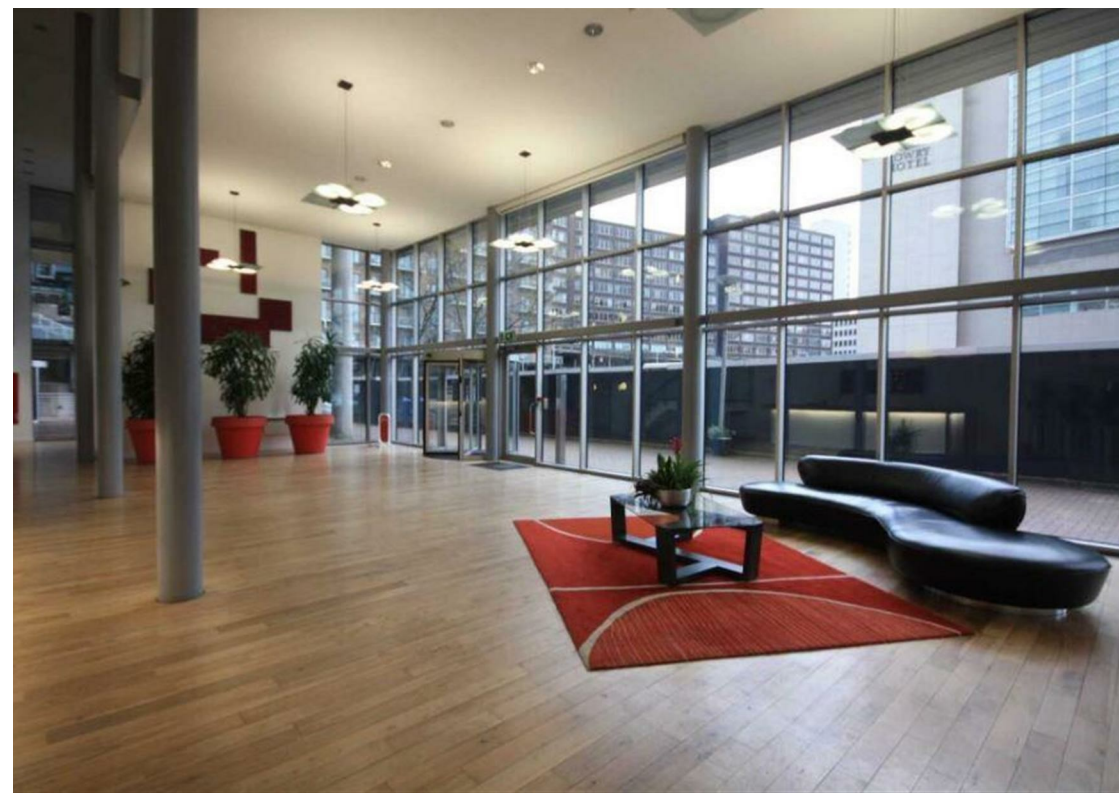
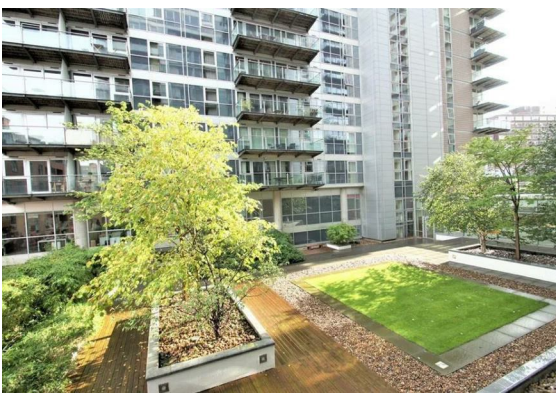
24-hour concierge service

Secure fob entry system

Landscaped communal areas and riverside walkways

Lease & Charges:

Lease: 230+ years





Ground Rent: £250–£300 per annum

Service Charge: £2,900–£3,000 per annum

A fantastic opportunity to enjoy contemporary riverside living with excellent city access—ideal as a home or investment.

Floor Plan



Viewing

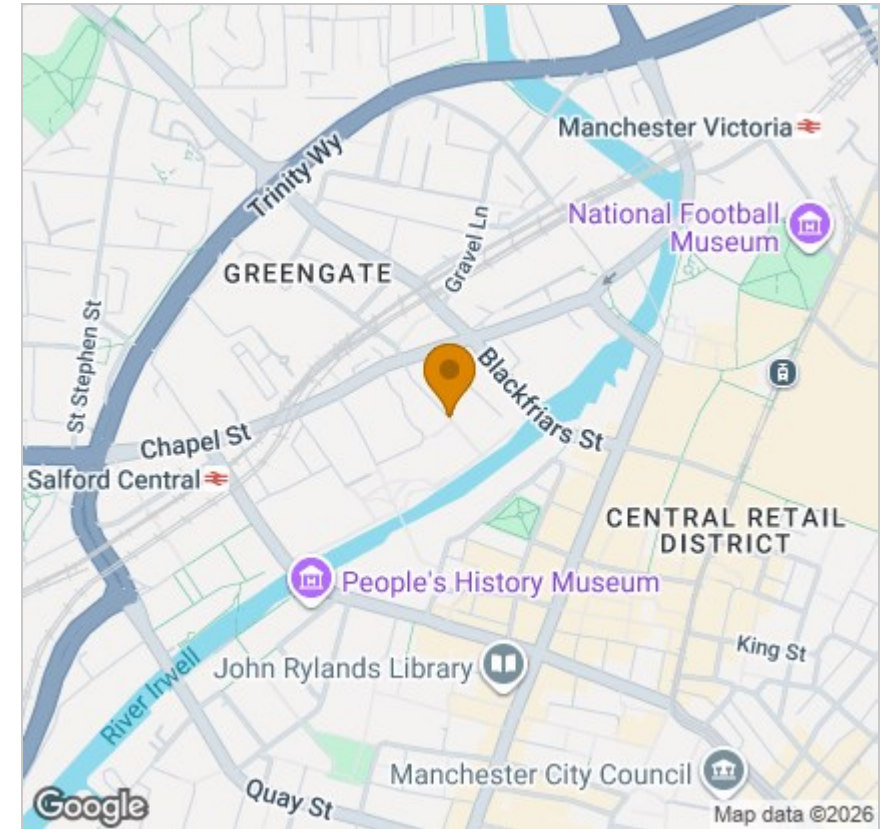
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

