



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT



89 The Edge Clowes Street  
, Salford, M3 5ND

**Offers invited £519,000**

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## 89 The Edge Clowes Street

, Salford, M3 5ND

Luxury 2-Bed, 2.5-Bath Duplex Apartment with Balconies & Parking – Clowes Street, Salford with Riverside Views

A stunning 2-bedroom duplex apartment for sale in Salford, situated in a prestigious riverside development on Clowes Street, just a short walk from Deansgate and Manchester city centre. Spanning approximately 1,533 sq ft, this luxurious home features modern open-plan living, floor-to-ceiling windows, and two private balconies offering serene river views.

Both double bedrooms include sleek ensuite bathrooms, complemented by a guest WC on the lower level. For added flexibility, the property could be converted into a 3-bedroom apartment, with the additional bedroom created as a box room, subject to planning permission.

### Key Features:

Two spacious double bedrooms with ensuite bathrooms (option to create a third bedroom)

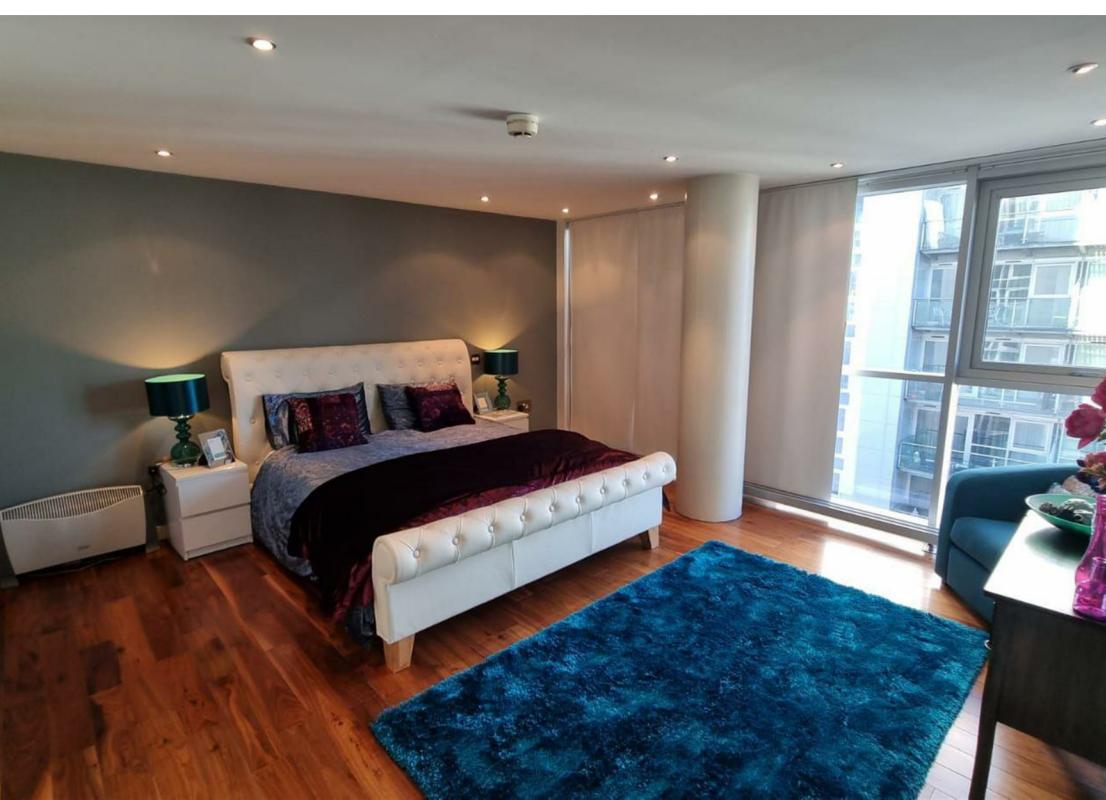
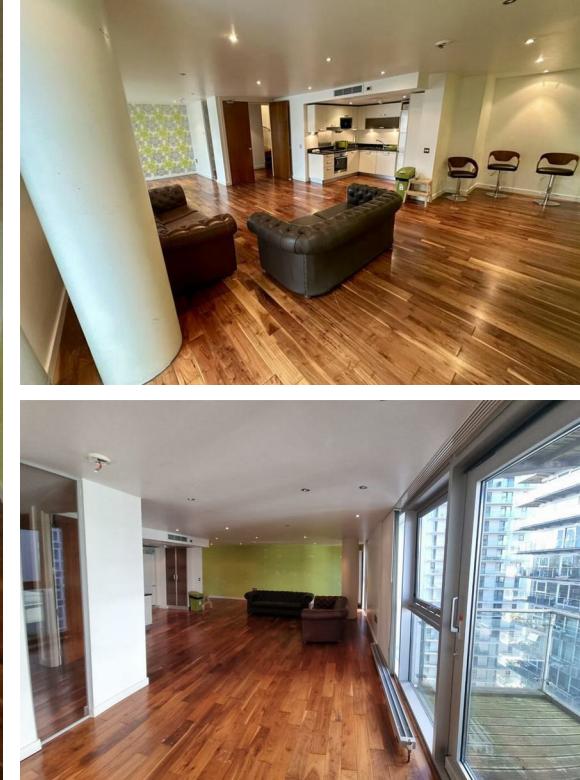
Guest cloakroom on the lower level

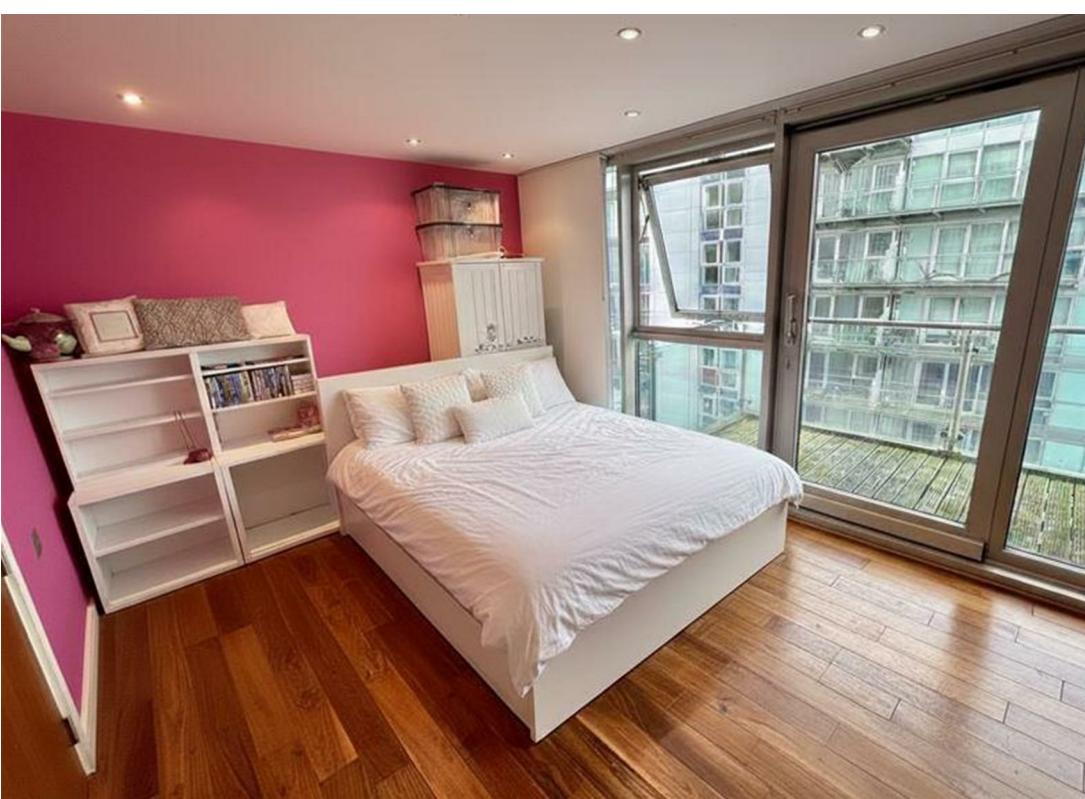
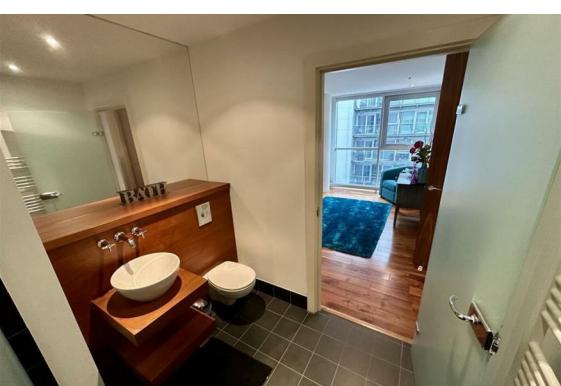
Two private balconies with scenic riverside views

24-hour concierge service

Secure underground parking

Pet-friendly development





Landscaped communal gardens and riverside walks

Prime location near The Lowry Hotel, fine dining, shopping, and Manchester transport links

Mortgage buyers welcome

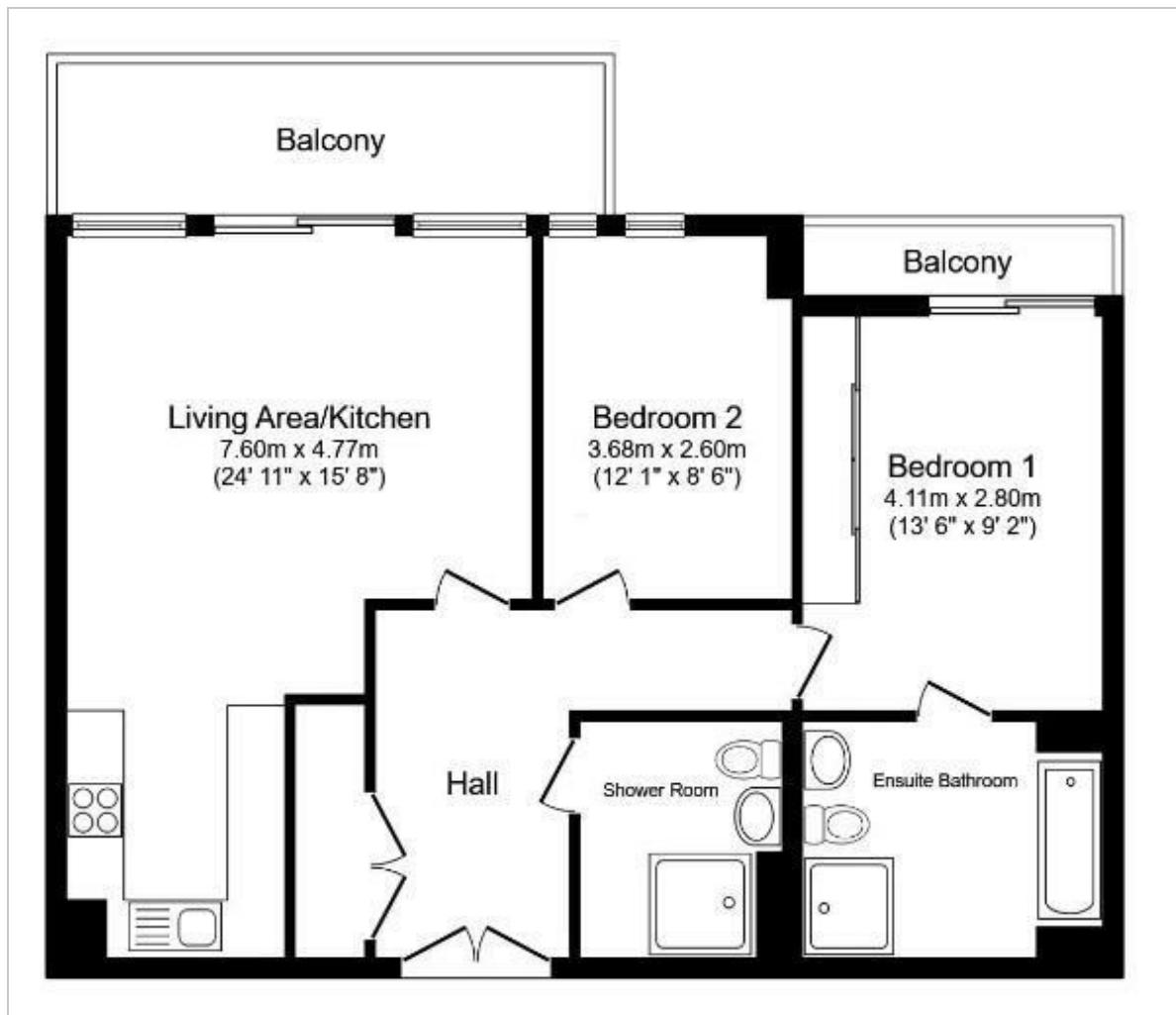
EWS1 certificate available

Service Charges (01/04/25 - 30/06/25): £1,998.88

Ground Rent: £125 paid every six months

This luxury Salford riverside duplex apartment offers modern city living with exceptional views, secure parking, premium amenities, and the potential to add a third bedroom. It represents a rare opportunity for professionals, investors, or city-centre buyers seeking a spacious and versatile home. Early viewing is highly recommended.

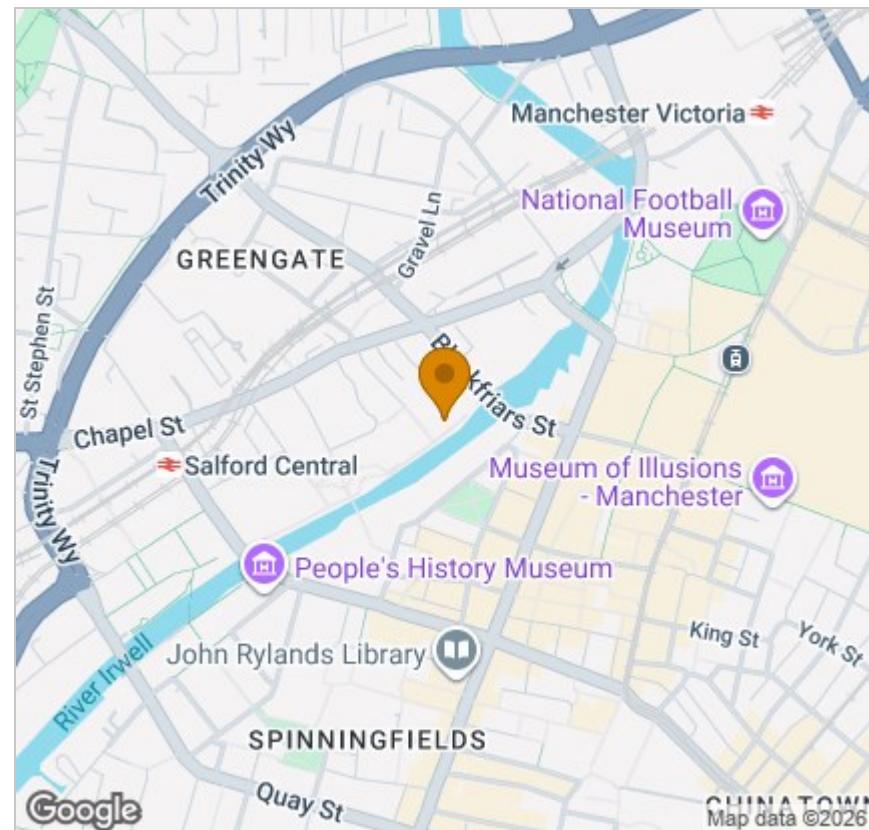
## Floor Plan



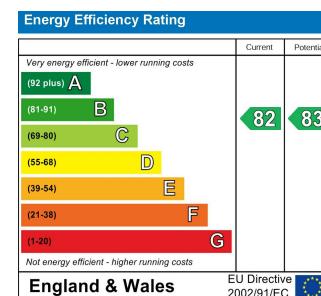
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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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