



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT



61 The Edge Clowes Street  
, Salford, M3 5ND

**Offers in the region of £299,000**



## 61 The Edge Clowes Street

, Salford, M3 5ND

Luxury 2-Bedroom Apartment for Sale in The Edge, Salford – Riverside & City Views

Discover premium city living in this stunning two-bedroom, two-bathroom apartment at The Edge, Salford. Perfectly positioned along the River Irwell, the property boasts breathtaking riverside views alongside iconic Manchester landmarks, including Manchester Cathedral, the Town Hall clock, and the Manchester Wheel.

Designed for modern urban living, the apartment features a bright open-plan living and dining area with floor-to-ceiling windows, flooding the space with natural light. The sleek, contemporary kitchen comes fully fitted with integrated appliances, ideal for both everyday living and entertaining. A private balcony further enhances the living space.

Additional benefits include secure underground parking, 24-hour full concierge services, secure entry system, and a pet-friendly development, making this an ideal home for professionals, investors, or city lovers seeking both comfort and convenience.

### Key Features:

Two-bedroom, two-bathroom apartment

Prime riverside location at The Edge, Salford

Stunning views of the River Irwell and





Manchester skyline

Bright open-plan living with floor-to-ceiling windows

Modern kitchen with integrated appliances

Private wrap-around balcony

Secure underground parking

24-hour concierge service

Secure entry system

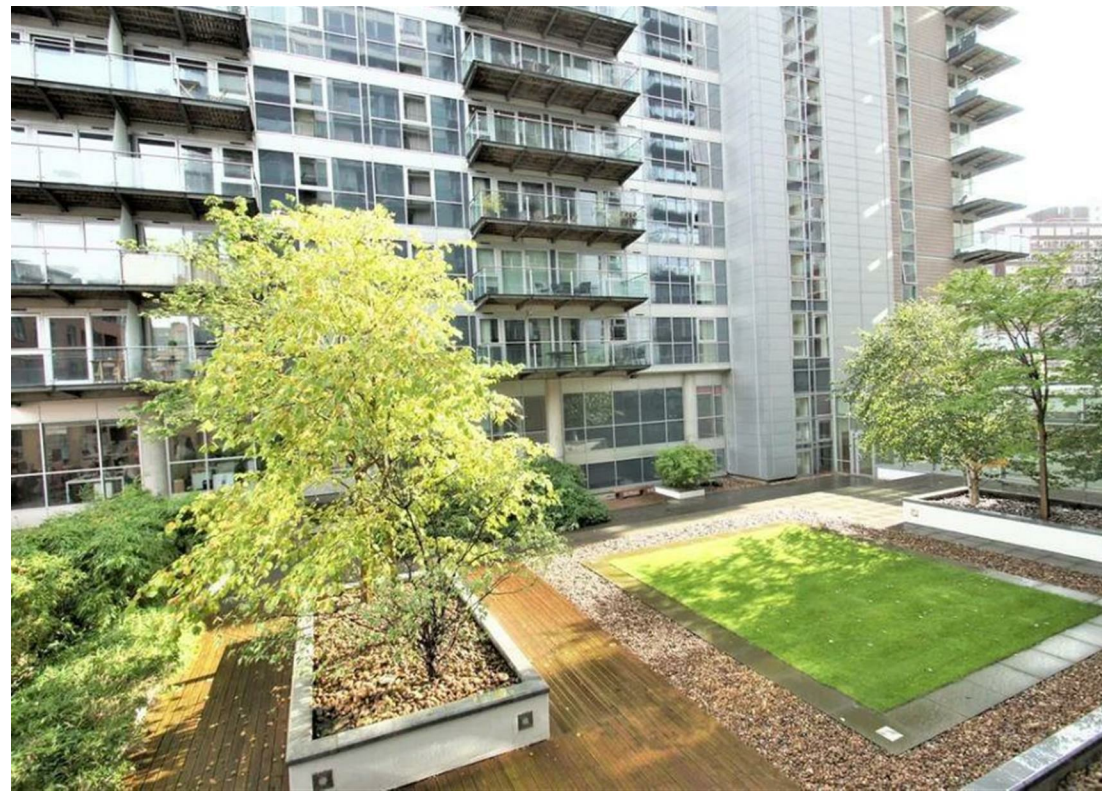
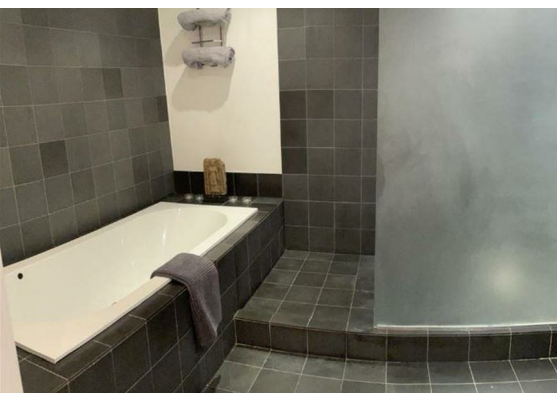
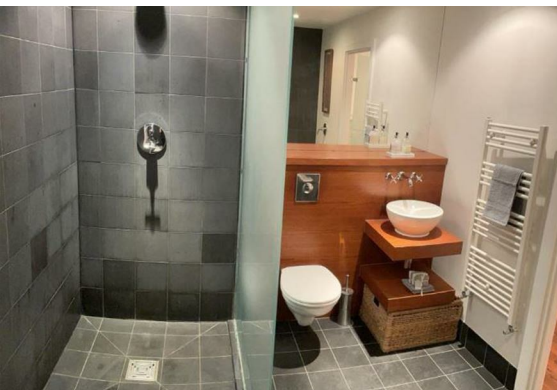
Pet-friendly development

EWS1 certificate available

Charges:

Service Charge: £4200 Per annum

Ground Rent: £350 Per annum



## Floor Plan



## Viewing

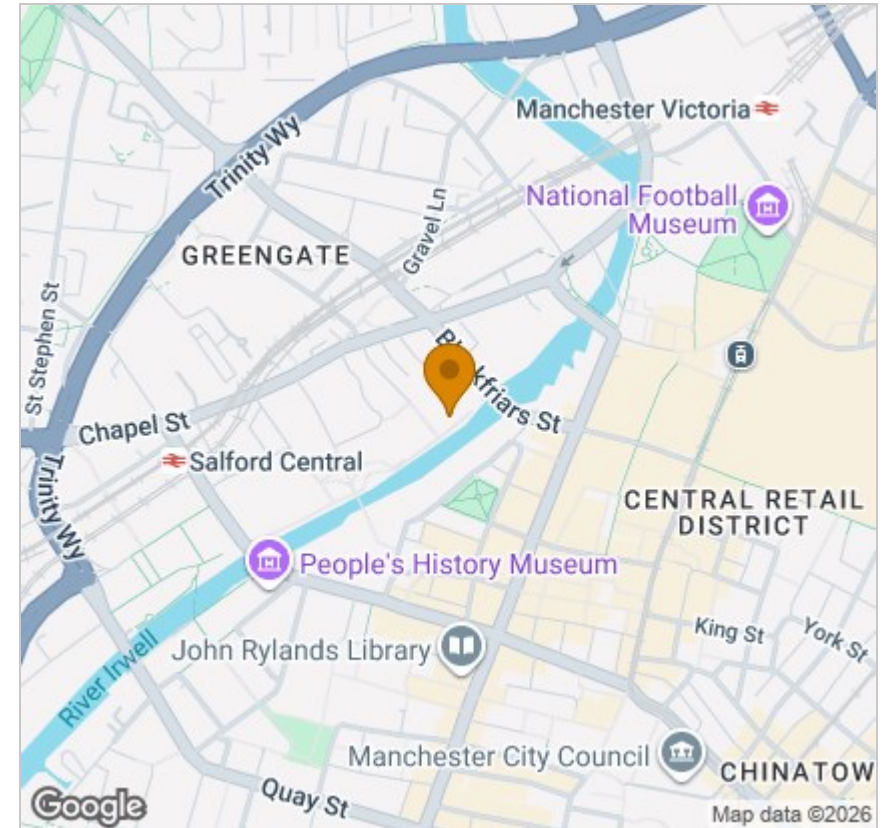
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY

Tel: 0333 433 0348 Email: [talat.ali@urbanestatesuk.co.uk](mailto:talat.ali@urbanestatesuk.co.uk) <https://www.urbanestatesuk.co.uk/>

## Area Map



## Energy Efficiency Graph

