



268 The Edge Clowes Street  
, Salford, M3 5NG

Offers invited £180,000



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Studio Apartment for Sale – The Edge, Salford - Modern Riverside living

A stylish studio apartment on the 9th floor of the prestigious Edge development, perfectly situated on the scenic banks of the River Irwell and just minutes from Manchester city centre. Ideal for first-time buyers, young professionals, or investors, this contemporary riverside home offers bright, modern living with stunning city and river views.

## Apartment Features:

Open-plan living area with floor-to-ceiling windows and panoramic river views

Modern, fully fitted kitchen with integrated appliances

Spacious bedroom and contemporary bathroom

Light-filled interiors designed for comfort and functionality

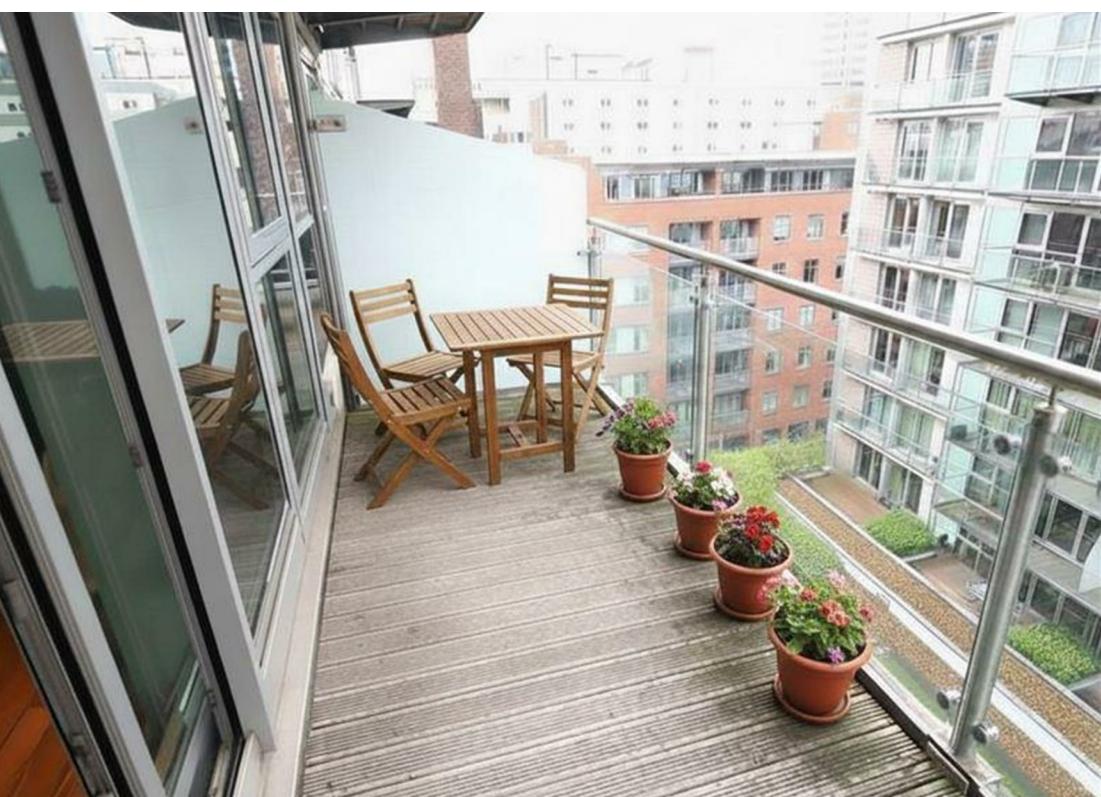
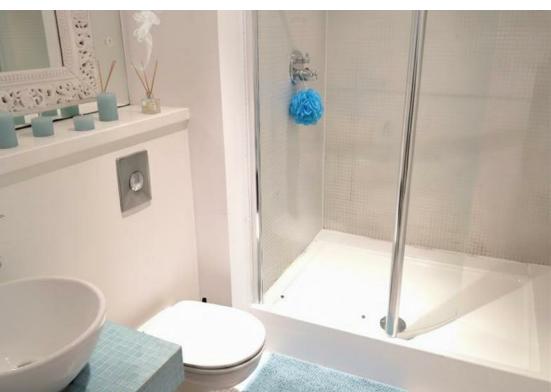
## Development Amenities:

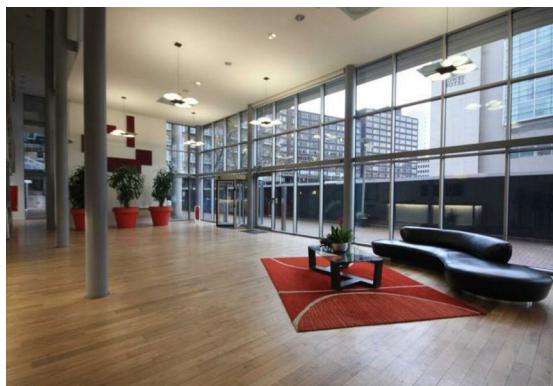
Prime riverside location near Spinningfields and Deansgate

24-hour concierge service and secure fob entry

Scenic riverside walkways and well-maintained communal areas

Secure underground parking bay





**Lease & Charges:**

**Lease:** approx. 230+ years remaining

**Ground Rent:** £250–£350 per annum

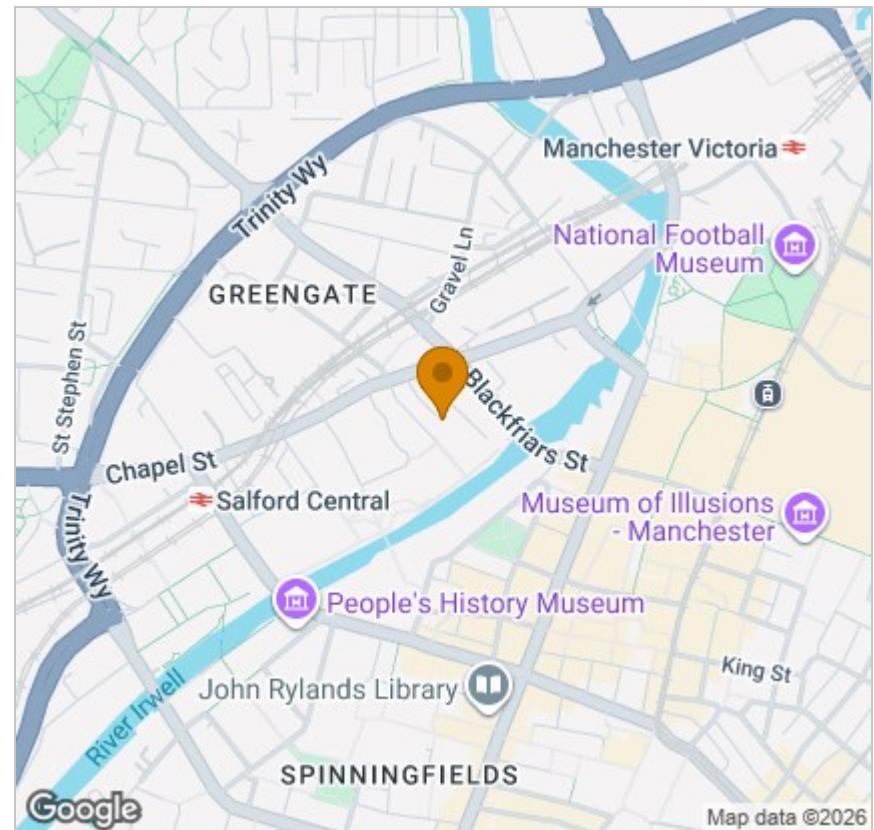
**Service Charge:** £2,900–£3,400 per annum

This modern studio at The Edge combines city centre convenience with riverside tranquillity, offering an exceptional home or investment opportunity.

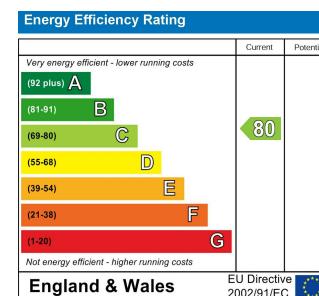
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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