



*jordan fishwick*

# Apt 22 The Edge, Clowes Street, Salford, M3 5NB

**\*EWS1 IN PLACE/MORTGAGE BUYERS INVITED!\***

Jordan Fishwick are pleased to offer for sale this stunning ONE BEDROOM apartment located on the FOURTH floor of The Edge, one of Salford's most prestigious apartment blocks. This apartment has so much to offer, a secure underground parking space, great sized living accommodation, lots of storage space, and to top it all off, a fantastic private balcony with river views. This property is not one to be missed. Some of the amenities available on site include 24 hour concierge, communal roof garden, and lifts servicing all floors. NO ONGOING CHAIN.

## Price £179,500

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Walnut flooring. Spotlights. Wall mounted heater.

### Living Room/Kitchen

22'0" x 11'7"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Sink with mixer tap. Walnut flooring. Spotlights. Wall mounted heater. Access to balcony. TV and telephone point.

### Bedroom

13'6" x 10'2"

Walnut flooring. Spotlights. Wall mounted heater. Built in wardrobes. TV and telephone point. Access to balcony.

### Shower Room

Low level w/c. Sink with mixer tap. Shower cubical with mixer shower. Spotlights. Heated towel rail.

### Externally

Balcony. Secure underground parking. 24 hour concierge. Communal garden.

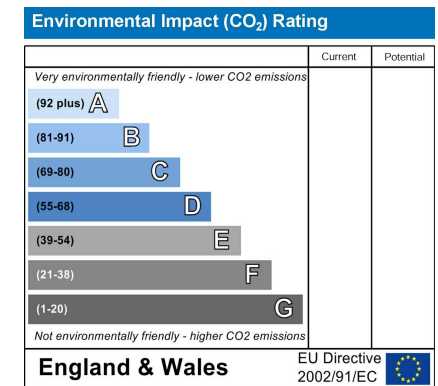
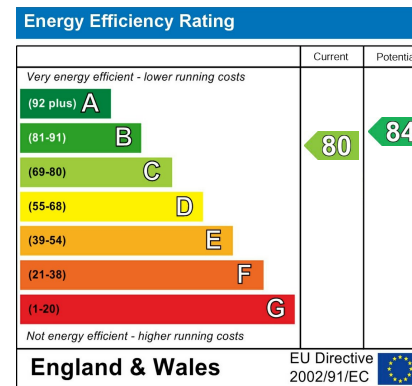
### Additional Information

Service charge - £677 per quarter

Lease - 250 years from 2002

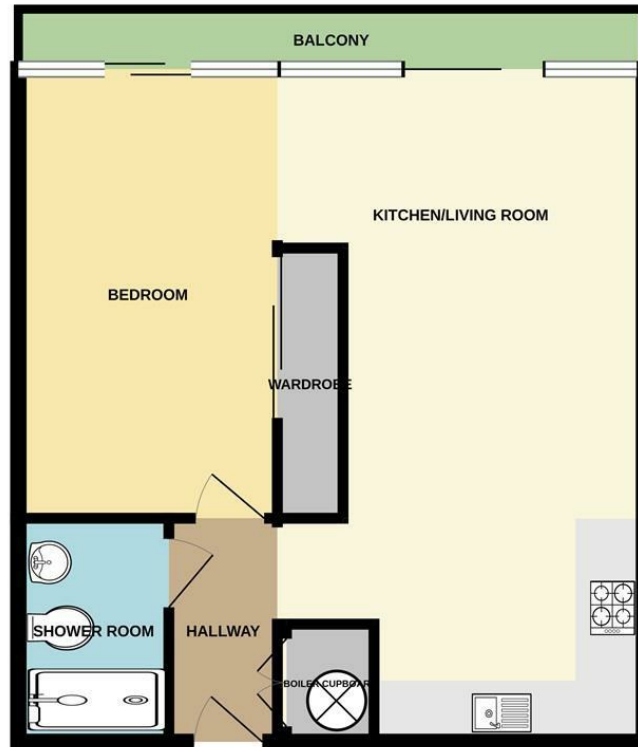
Ground rent - £250 per annum

Council Tax Band - C





4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

