



**Apt 147 The Edge, Salford Riverside, M3 5NE**

Price £260,000

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





# Jordan fishwick

- Two Bedroom Apartment
- Decked Balcony
- EPC Rating - B
- No Onward Chain

- Well Presented
- 24 Hour Concierge
- Council Tax Band E
- 6th Floor

Welcome to The Edge, a stunning 6th floor apartment located in the vibrant Salford Riverside area. This property boasts a modern design with open plan reception room/kitchen, 2 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

One of the standout features of this apartment is the 24-hour concierge service, providing convenience and security for residents. Imagine coming home to a warm welcome and assistance whenever needed.

Additionally, the property includes a secure underground parking space, plus a delightful roof garden, perfect for enjoying a morning coffee or hosting small gatherings with friends while taking in the scenic views of the riverside location.

With no onward chain, this apartment is ready for you to move in and make it your own. Don't miss out on the opportunity to own a piece of luxury in this sought-after area. Contact us today to arrange a viewing and experience the charm of The Edge for yourself.

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Entrance Hall

Shower Room

8'1" x 6'11" (2.47 x 2.11)

Living/Kitchen

24'8" x 15'7" max (7.53 x 4.75 max)

Bedroom One

14'0" x 11'1" (4.27 x 3.40)

En-Suite

10'4" x 8'1" (3.15 x 2.47)

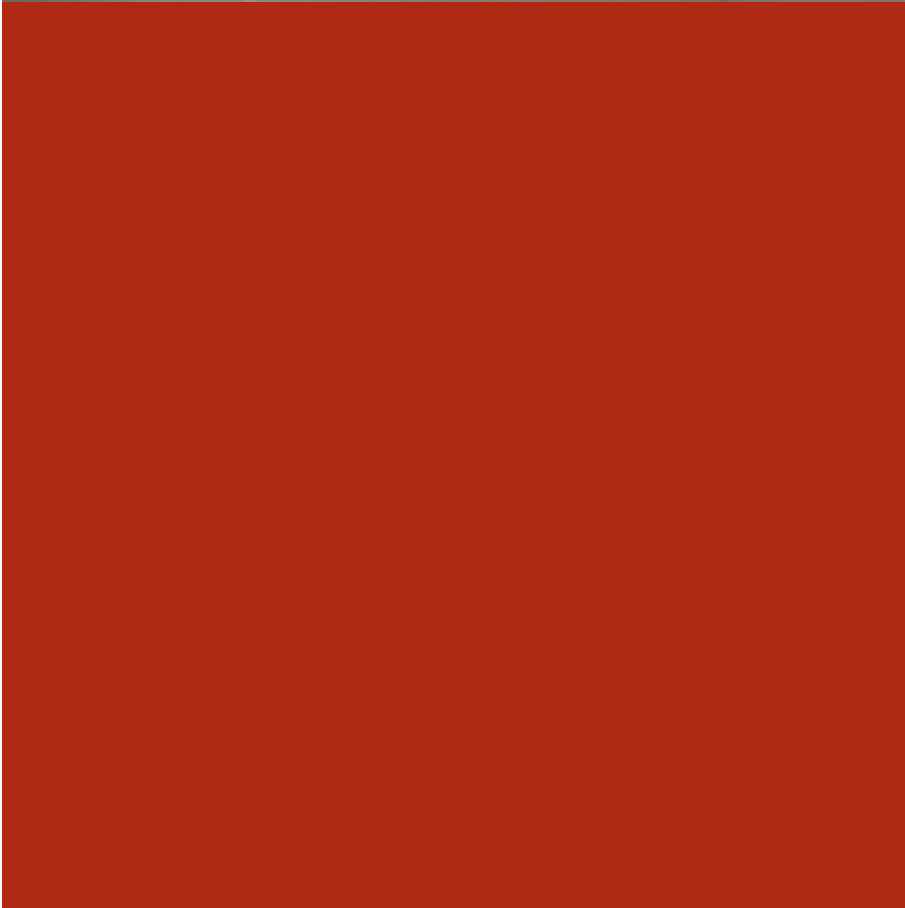
Bedroom Two

12'1" x 8'6" (3.69 x 2.61)

Externally

Additional Information





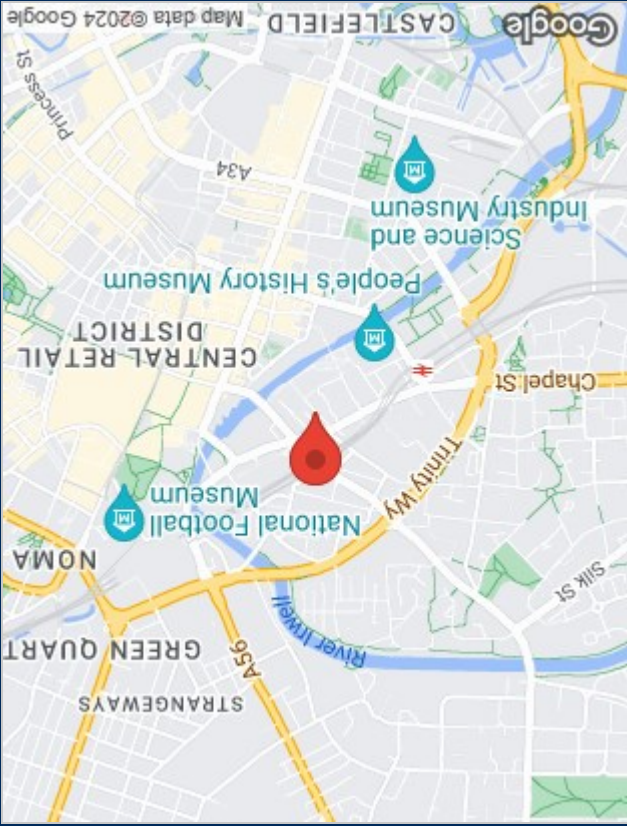




Measurements are approximate. Not to scale. Intended purposes only. Made with Mapeqa 2024.

Viewing

Please contact our Manchester Office on 0161 833 9499 opt 3 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph

Energy Efficiency Rating	
Current	Potential
81	82

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.