



*jordan fishwick*



# Apt 174 The Edge, Clowes Street, Salford Riverside, M3 5NF

Welcome to The Edge, a stunning 9th 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. EWS1 IN PLACE.

## Offers In Excess Of £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Wooden flooring with deep storage cupboard housing heating system. Access to all rooms.

### Shower Room

8'1" x 6'11"

Off the hallway this shower room has tiled walk in shower, wash hand basin and w.c.

### Living/Kitchen

24'8" x 15'7" max

This bright corner room has views over the communal garden and benefits from the morning sunshine. Wooden flooring with patio doors onto the balcony. TV points, open through to the kitchen, Lovely wall and base units with built in

oven, hob and extractor hood. fridge/freezer, microwave and dishwasher. Stainless steel sink unit. Low level radiators.

### Bedroom One

14'0" x 11'1"

Wooden flooring. Spotlights. Built in sliding wardrobes. TV point. Radiator.

### En-Suite

10'4" x 8'1"

Full en-suite bathroom, walk in shower, wash hand basin and w.c Tiled floor and fitted mirror.

### Bedroom Two

12'1" x 8'6"

Wooden flooring. Radiator. Spotlights.

## Externally

Underground parking and concierge. Lifts to all floors. Communal roof terrace. Private balcony.

## Additional Information

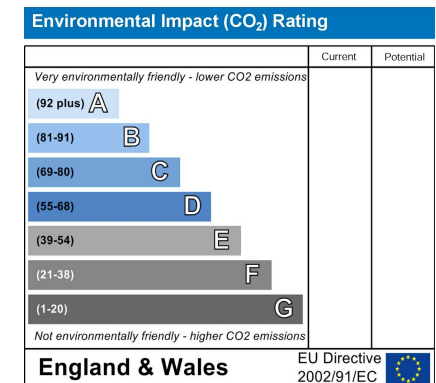
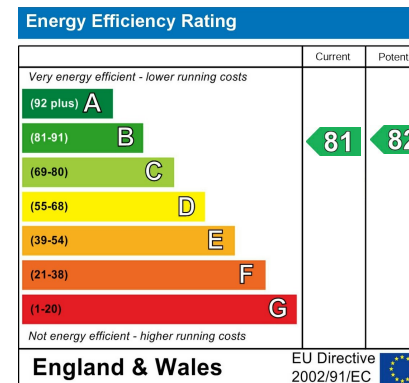
Ground Rent £250 per annum

Service Charge £4344 per annum

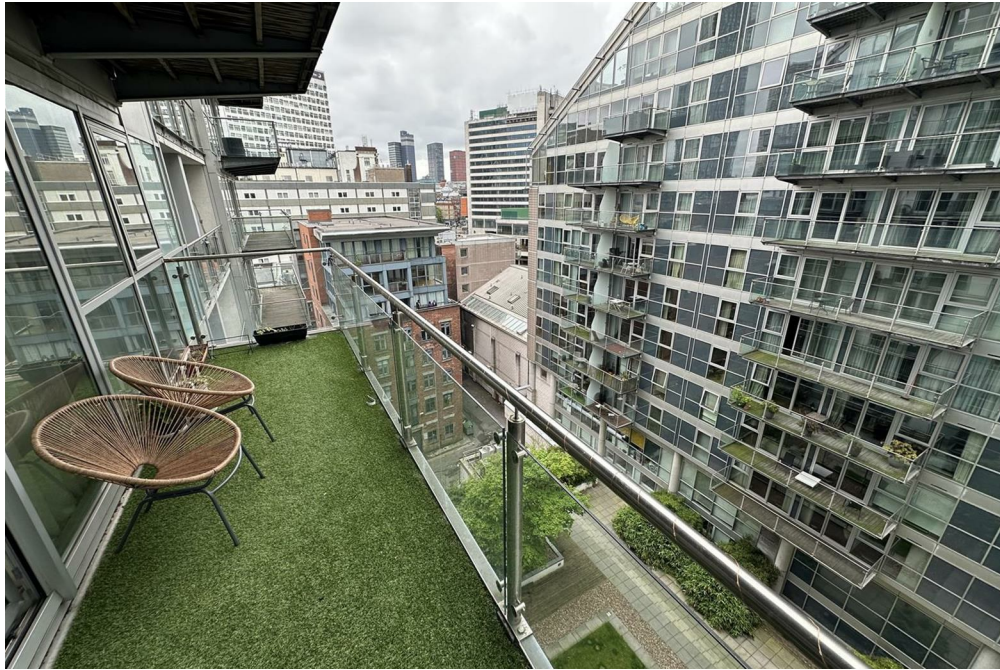
Lease 250 from 2006

Council Tax Band E

Managing agents - Scanlans









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)



