



Jordan fishwick

Apt 192 The Edge, Clowes Street, M3 5NF
£1,200 Per Calendar Month



The Edge Salford M3 5NF

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The Property

Available Mid September. 11th floor apartment located in the prestigious Edge, Salford. Situated a stones throw from Deansgate and Spinningfields, this waterside development has a 24 hour concierge and high specification living throughout. The apartment is large and offers great open plan living and a large decked balcony. There is an entrance hallway with engineered wooden flooring throughout leading to large open plan kitchen and living area, with sliding patio door leading to the decked balcony which runs the full length of the apartment. There is a larger than average bedroom with fitted wardrobes and floor to ceiling windows. Stylish shower room with walk in shower. Fully Furnished, integrated appliances and a **SECURE PARKING SPACE INCLUDED!** EPC rating B, Council Tax Band C.

VIDEO/PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING

- Available Mid September
- Large One Bedroom
- Furnished
- Tax Band C
- EPC rating B
- Concierge
- Secure Parking
- High Specification Throughout
- City Centre Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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