



Apt 29 The Edge Block B, Clowes Street, Salford Riverside, M3 5NB

This stunning 5th floor two bedroom corner apartment has the benefit of water views, concierge, underground parking and superb fixtures and fittings.

Entrance hall with storage, spacious open plan living/dining/kitchen room with access to the wrap-around balcony. The kitchen area quality units, fitted appliances and worktops. The spacious master bedroom comes with fitted wardrobes and access to the en-suite. Second double bedroom and family bathroom.

The wraparound balcony which is accessible from the living room overlooks the river Irwell and communal gardens. The apartment benefits from allocated parking space and concierge desk. No onward chain. EWS1 in Place.

Price £480,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wooden flooring with cupboard housing hot water system, electrical boards and plumbed for washing machine.

Living/Dining/Kitchen Room

23'11" x 19'6"

This bright and spacious room has wooden flooring, vertical radiators, full length glass doors and windows leading onto the balcony.

Master Bedroom

19'6" x 11'5"

Floor to ceiling glass window, wooden flooring and spot lights. Fitted wardrobes.

En-Suite

8'11" x 6'2"

Walk in shower cubicle, wash hand basin and w.c. Tiled floor and fitted mirror

Bedroom Two

12'4" x 9'11"

Floor to ceiling window, fitted wardrobe, wooden flooring and spot lights.

Bathroom

6'6" x 6'2"

Full three piece bathroom suite with shower over the bath, wooden pedestal, fitted mirror and heated towel rail.

Externally

Corner balcony with water view. Undercroft allocated parking space. Concierge desk

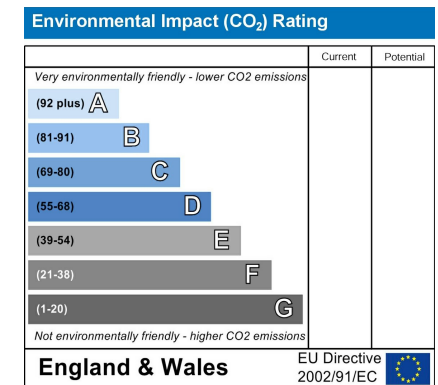
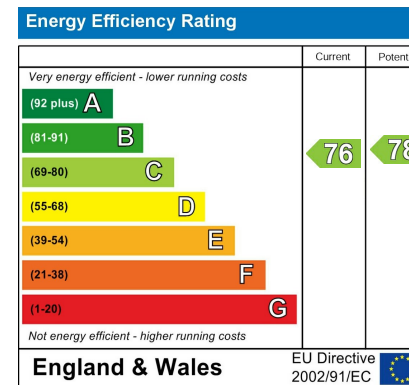
Additional Information

Service charges - £5698.28 per annum

Ground Rent - £250 per annum

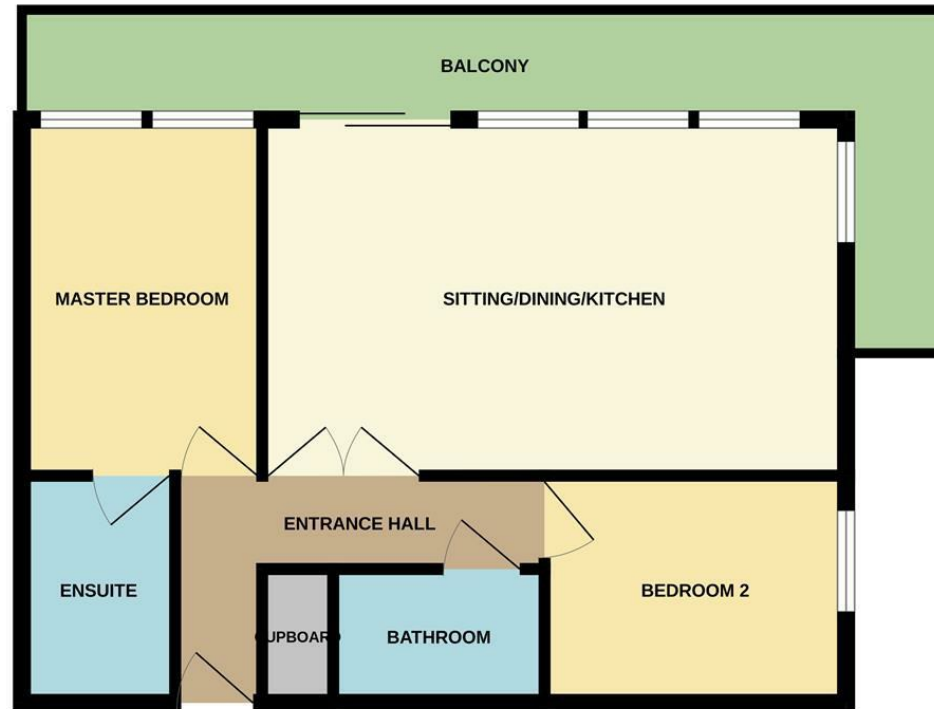
Lease - 250 years from 2006

Managing agents - Scanlans





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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