



Apt 69 The Edge, Clowes Street, Block B, Salford, M3 5ND

Modern Method of Auction

Auction Date TBC. Open to all buyers

Jordan Fishwick are pleased to offer for sale this stunning, 9th floor larger than average apartment in the stunning Edge development, right on the cusp of Central Manchester and Spinningfields. The property briefly comprises of an entrance hall way leading to all rooms, spacious lounge with access to a large balcony, the kitchen includes integrated appliances, two double bedrooms with fitted wardrobes, a family sized shower room as well as an ensuite including both a shower and a bath. Underground allocated parking included. EWS1 FORM AVAILABLE / MODERN METHOD OF AUCTION

Auction Guide £200,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Building

This property presents a wonderful opportunity to enjoy modern living in a sought-after area. Whether you are looking to buy or rent, Apt 69 The Edge is a

remarkable choice that combines comfort, convenience, and style. Do not miss the chance to make this delightful apartment your new home.

Kitchen

9'3" x 7'6"

Range of wall and base units with complimentary kitchen worktop, integrated dishwasher, fridge / freezer, oven / hob, microwave, under cabinet lighting, extractor fan and spot lighting.

Lounge

15'7" x 16'8"

Spacious lounge with laminate flooring, radiator, spot lighting, metal framed sliding door giving access to the large balcony, floor to ceiling windows, electrical power sockets, T.V access point.

Shower Room

7'8" x 8'8"

Part tiled shower room, opaque glass shower screen, low level W.C, hand wash basin, fitted mirror, spot lighting, heated towel rail.

Bedroom One

12'2" x 8'7"

Fitted carpets, floor to ceiling metal framed window, spot lighting, radiator.

Bedroom Two

13'9" x 10'9"

Fitted carpets, floor to ceiling metal framed window, spot lighting, radiator, built-in wardrobes, access to private balcony, access to en-suite.

En-Suite

8'1" x 11'2"

Fully tiled en-suite with bathroom suite, bath with mixer tap over, walk in shower, wash hand basin and W.C , fitted mirror.

Additional information

Service Charge- £4,372.00

Lease 250 Years from 2005 (reviewed every 25 years)

Ground Rent £250 per annum

Council Tax Band E

EPC Rating - B

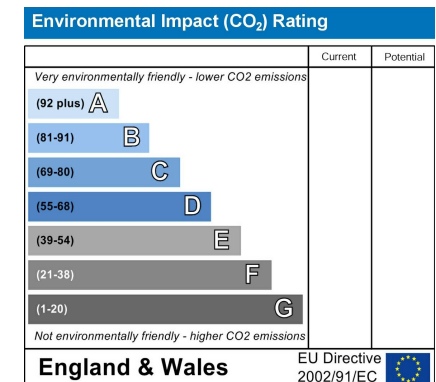
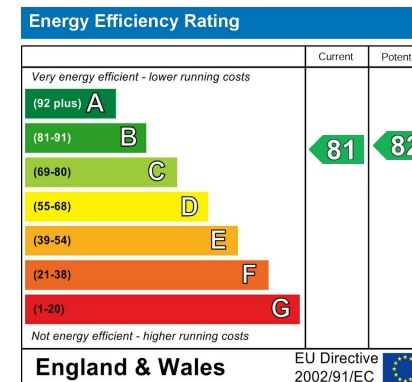
Leasehold - 230 years from 2005

Agents Notes

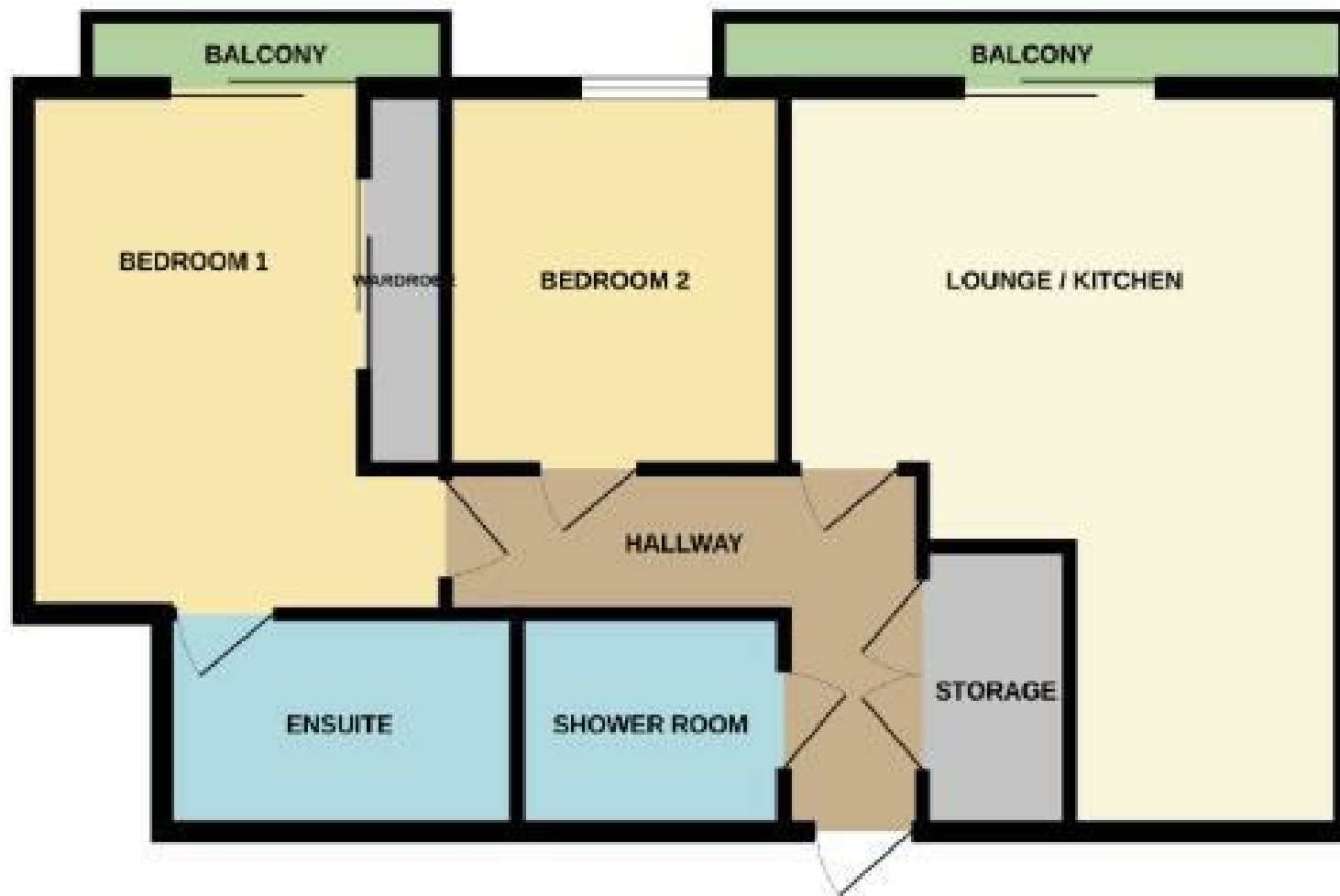
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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