



*jordan fishwick*

# Apt 1 The Edge, Clowes Street, Salford, M3 5NA

We are pleased to have for sale this immaculate two bedroom duplex apartment, found on the third floor of the Edge development, Salford. The property comprises of a spacious and welcoming entrance hallway on the lower floor leading to two double bedrooms with the master including a walk in en-suite and the second bedroom including access to the lower terrace balcony. There is also a fully tiled modern family sized bathroom with a spa shower. To the upper level floor there is a large open plan living/kitchen leading to another large balcony which finishes off this amazing flat with great views across the city. Parking Included. NO ONWARD CHAIN. EWS1 FORM IN PLACE.

## Asking Price £375,000

### Viewing arrangements

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

### The Building

The Edge is known for its contemporary design and excellent amenities, making it a sought-after location in Salford. Residents can enjoy easy access to local shops, restaurants, and transport links, providing a seamless connection to the vibrant city life of Manchester.

### Entrance Hallway

Leads to all rooms, hot water storage.

### Kitchen / Lounge

14'3" x 20'4"

Laminate flooring, spotlights and ceiling light. TV and telephone point, storage cupboard. Access to balcony with stunning views of Manchester city centre. fitted wall and base kitchen units with complimentary worktops. Cooker with hob and extractor over, integrated fridge/freezer and dishwasher, electrical heater, spotlight.

### Bedroom One

12'9" x 10'2"

Laminate flooring, spotlights, wall mounted electric heater, electrical power sockets, double glazed UPVC sliding door with access to the balcony with canal views.

### En-Suite

9'8" x 4'5"

Fully tiled en-suite Walk in shower cubicle, rain attachment with mixer, low level W.C, hand wash basin, spot lighting.

### Bedroom Two

10'1" x 13'1"

Laminate flooring, wall electric heater, power sockets, spot lighting, built in-wardrobe, access to the terrace balcony.

### Bathroom

6'7" x 10'11"

Fully tiled bathroom, fitted mirror, low level W.C, hand wash basin, spot lighting, heated towel rail, walk in spa shower.

## Externally

Balcony on the first floor accessed through the second bedroom. Second Balcony accessed through the lounge / kitchen. Parking included.

## Additional Information

Service Charge- £4,633.40

Ground Rent- £250.00

EPC Rating - C

Council Tax Band- E

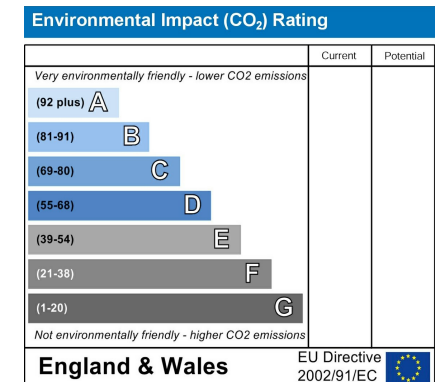
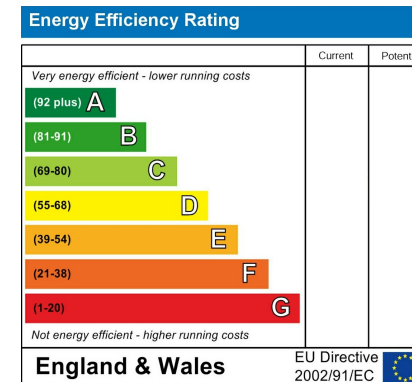
Managing Agent- Scanlans

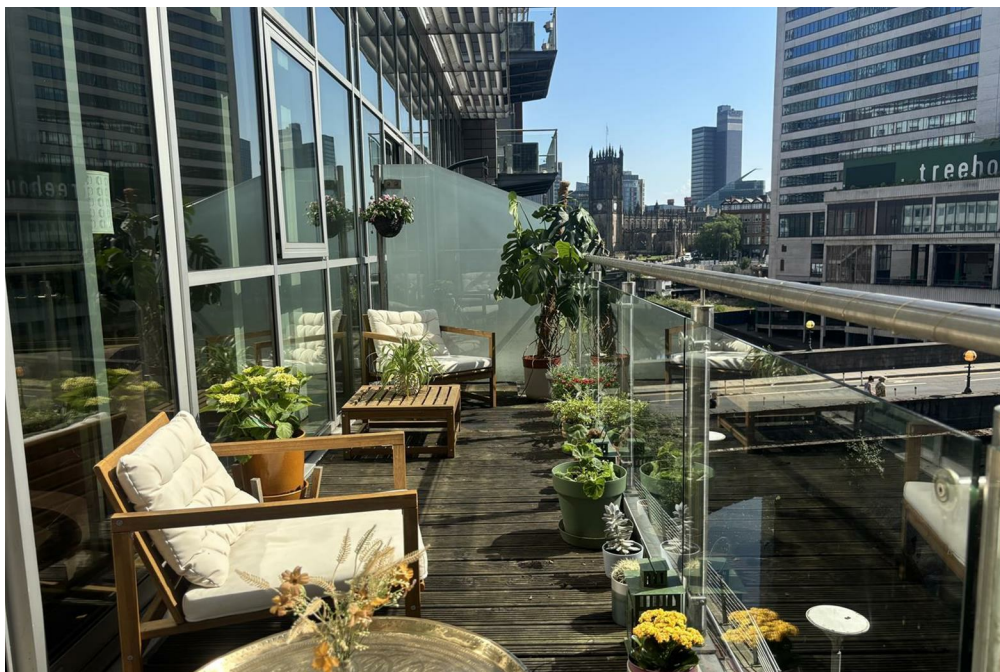
## Agents Notes

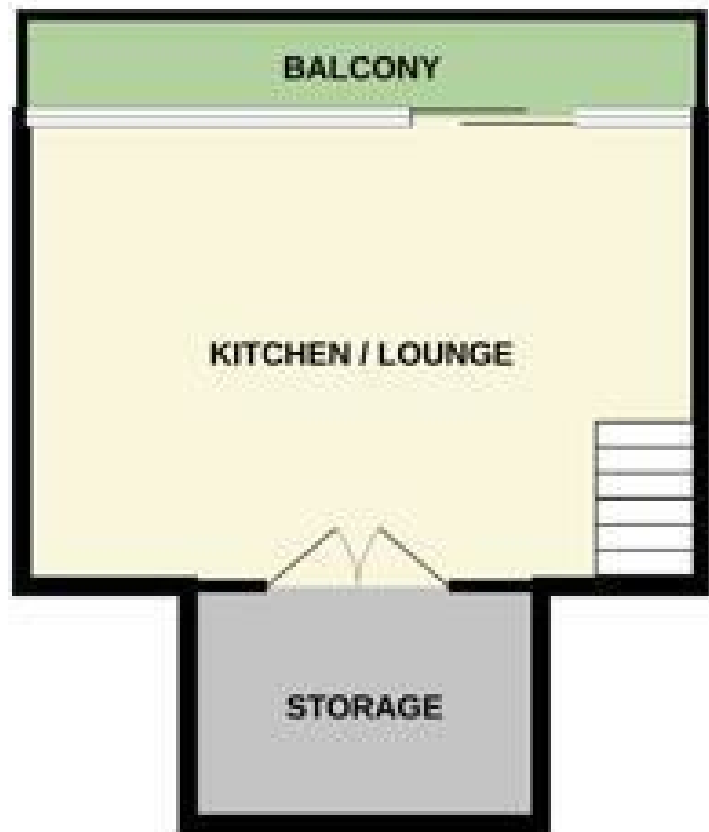
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## Disclaimer

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.







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