



Apt 257 The Edge, Clowes Street, Salford Riverside, M3 5NG

EWS1 FORM AVAILABLE / MORTGAGE BUYERS INVITED!

Jordan Fishwick are pleased to offer for sale this stunning, 8th floor larger than average apartment in the stunning Edge development, right on the cusp of Central Manchester and Spinningfields. LUXURY AND LOCATION! The apartment block offers a high standard of living with benefits like 24 hour concierge, stunning roof garden and two lifts to all floors (in each block). The apartment is located on the corner of the building offering dual aspect views and sunny wrap around balcony overlooking the communal gardens and river. The apartment has been lovingly updated by the current owners, and the lucky buyer will benefit from the immaculate bathroom and stunning kitchen. Large living space with dining space. Master bedroom with built in wardrobes and second double bedroom. Stunning wooden flooring throughout. SECURE UNDERGROUND PARKING.

Offers Over £270,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

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

Living/Kitchen

24'4" x 15'5" 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

Master Bedroom

12'11" x 11'2"

Wooden flooring. This bedroom benefits from patio doors leading onto small balcony, built in sliding wardrobes and TV point Radiator

En-Suite Bathroom

8'0" x 10'4"

Fully tiled en-suite with bathroom suite, bath with mixer tap over, walk in shower, wash hand basin and w.c. Fitted mirror

Bedroom Two

12'1" x 8'6"

Wooden flooring. Radiator. Spotlights.

Shower Room

8'0" x 6'10"

Off the hallway this shower room is fully tiled, shower cubical with mixer shower, wash hand basin and w.c

Externally

Wrap around balcony, small step on balcony off the master bedroom. Underground parking space. Concierge Desk

Additional Information

Service Charge £4,546.84 per annum

Lease 250 Years from 2005

Ground Rent £250 per annum

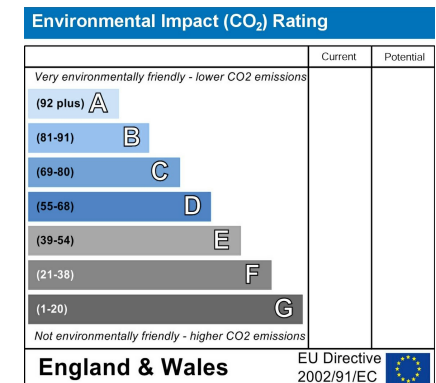
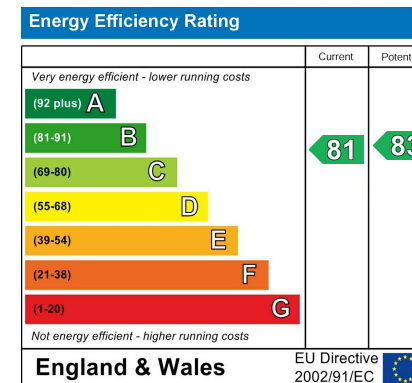
Council Tax Band E

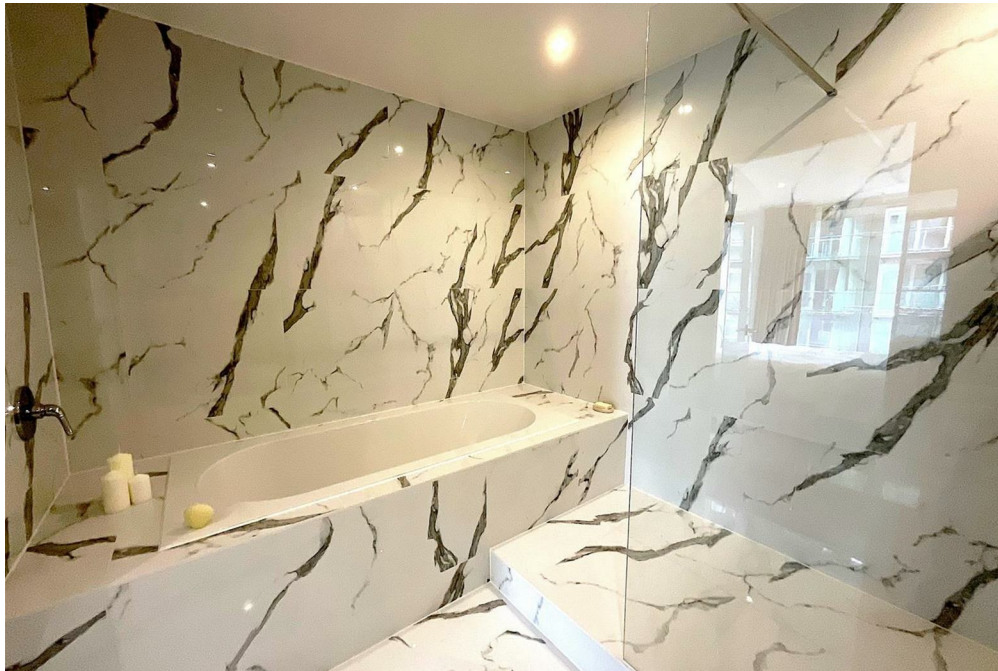
Disclaimer

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.

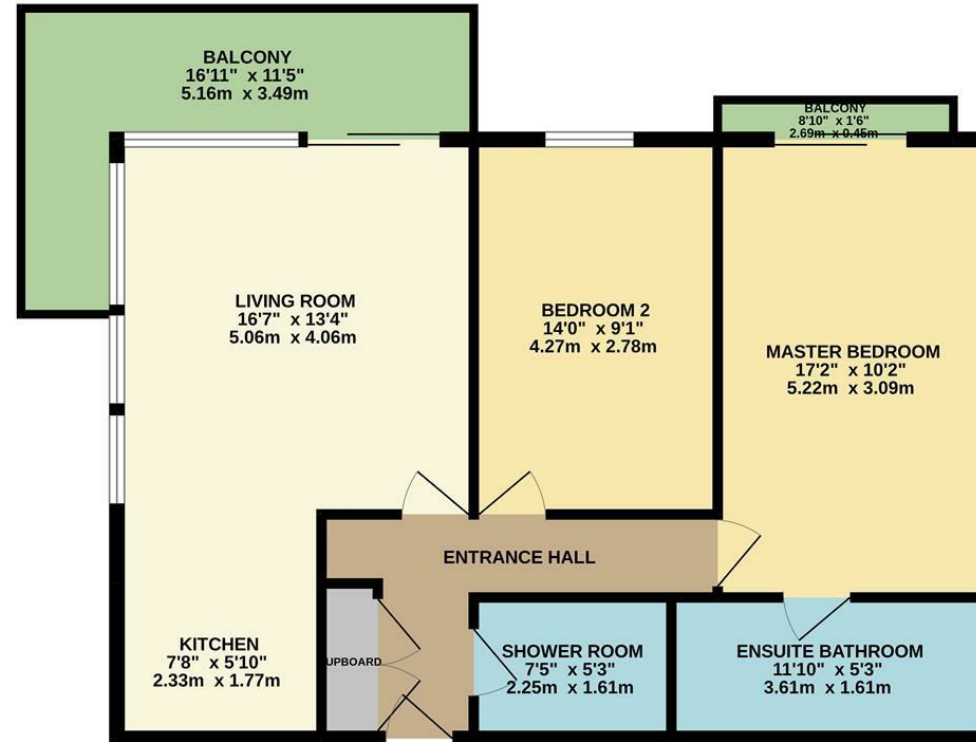
Agents Note

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GROUND FLOOR



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

www.jordanfishwick.co.uk

