
jordan fishwick

Apt 21 The Edge, Clowes Street, Salford, M3 5NB

We are pleased to have for sale this stunning one bedroom apartment found on the 4th floor of the Edge, Salford. The property comprises of an entrance hallway, open plan lounge and kitchen with integrated appliances, there is a balcony with stunning riverside views. Open through double bedroom with fitted storage. Modern and contemporary shower room. On site concierge. Allocated parking space. EWS-1 Available.

Asking Price £200,000

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

Entrance Hallway
Wooden flooring. Spotlights. Airing cupboard housing the boiler. Access to all rooms.

Living Room / Kitchen
25'0" x 11'5"
Range of wall and base units with complimentary stone worktop over. sink with draining area, mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Over with hob and extractor over. Wooden flooring. Spotlights. TV/Telephone point. Access to balcony via sliding doors. Wall mounted heater.

Bedroom
16'6" x 12'0"
Wooden flooring. Spotlights. Wall mounted heater. Built in wardrobes.

Bathroom
8'0" x 5'4"
Partially tiled shower suite. Low level wc. Sink with mixer tap. Shower cubical with mixer shower. Heated towel rail.

Externally
Secure Allocated Parking. Balcony accessed through the lounge.

Additional Information
Annual Service Charge- £2,973.04

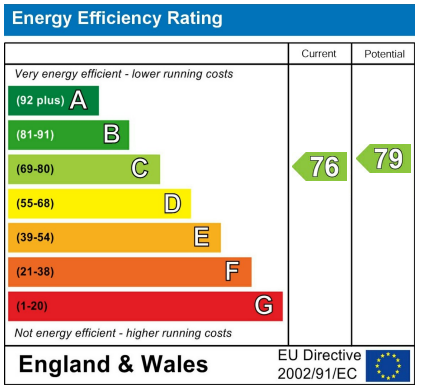
Ground Rent- £250.00
Leasehold- 250 years from 2002
Council Tax Band- C
EPC - C
Building Management : Scanlans

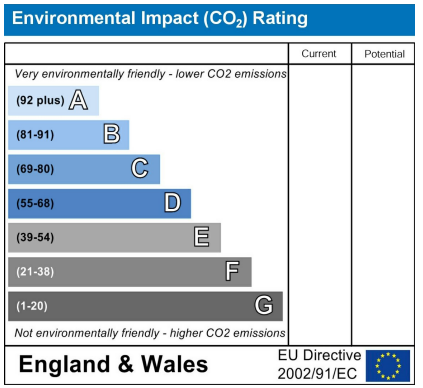
Agents Notes

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 where 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.



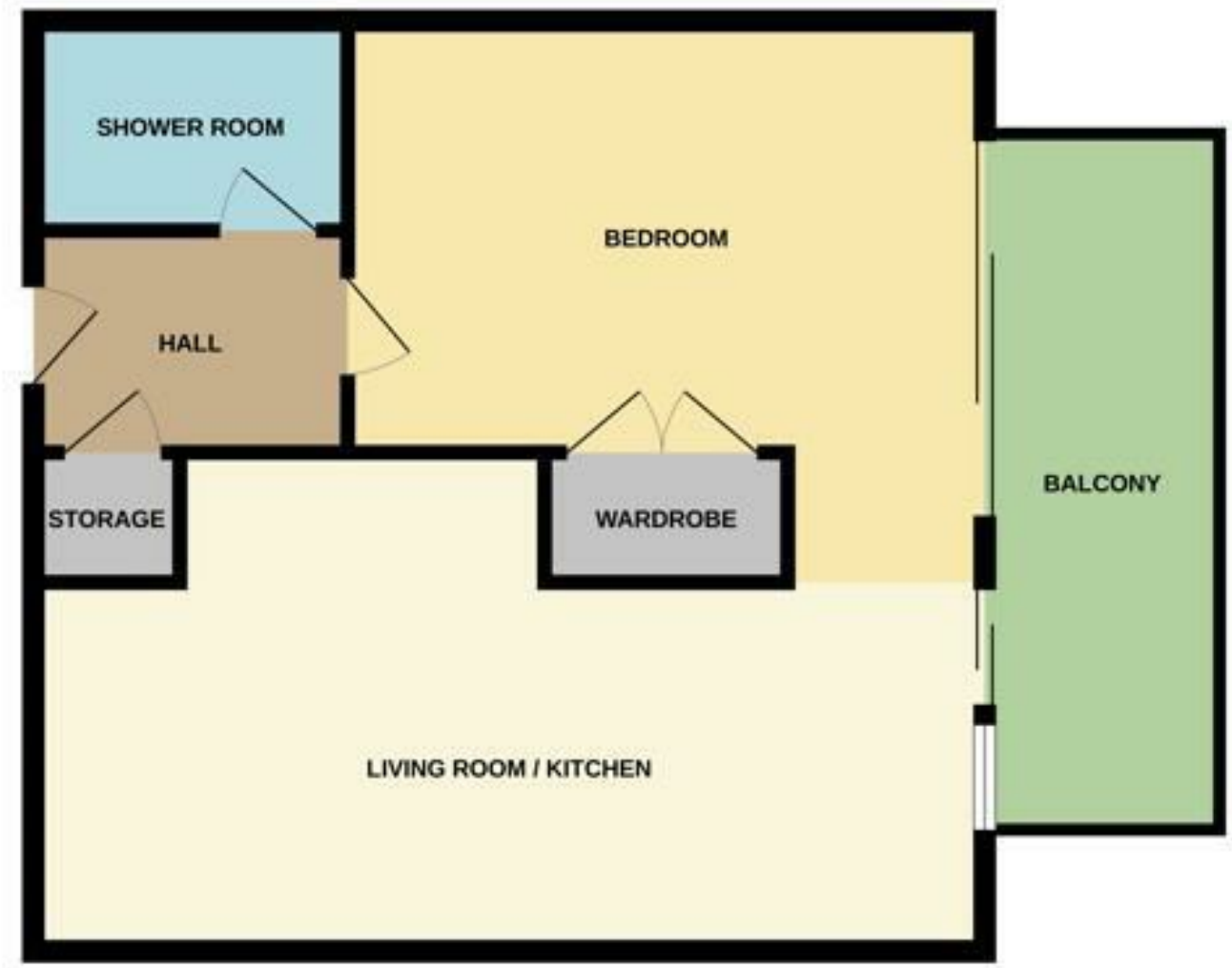



TOM
FORD









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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk







