



225 The Edge Clowes Street, Salford, M3 5NF

We are pleased to have for sale this stunning one bedroom apartment found on the 12th 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 views of Manchester. Open through double bedroom with fitted storage. Modern and contemporary shower room. On site concierge. Allocated parking space. EWS-1 Available.

Price £210,000

Viewing arrangements

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

Entrance Hall

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

Living Room/Kitchen

24'11" x 12'6"

Range of wall and base units with complimentary stone worktop over. Sunked 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 terrace via sliding doors. Wall mounted heater.

Bedroom

15'10" x 9'7"

Wooden flooring. Spotlights. Wall mounted heater. Built in

wardrobes.

Shower Room

6'11" x 6'5"

Partially tiled shower suite. Low level wc. Sink with mixer tap. Shower cubical with mixer shower. Heated towel rail.

Externally

Allocated Parking. 24 hour concierge. Lift servicing all floors. Communal roof gardens.

Additional Information

Tenure: Leasehold

Annual service charge : £3,100.96

Annual ground rent: £280.00

Length of lease: 150 years from 2016

Management company: RMG

EPC Rating- B

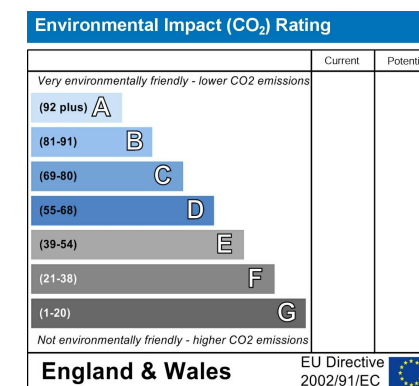
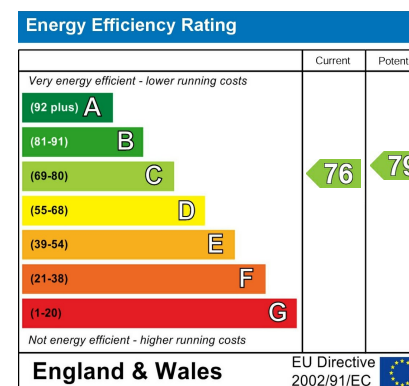
Council Tax Band - D

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.

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

