jordan fishwick

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

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 / MORTGAGE BUYERS INVITED!

Asking Price £250,000

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

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 lighitng.

Lounge
15'7" x 16'8"
Spacious lounge with laminate flooring, radiator, spot lighting, metal framed sliding door giving access top 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

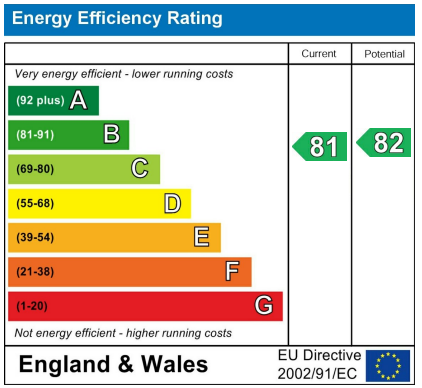
Service Charge- £4,372.00
Lease 250 Years from 2005
Ground Rent £250 per annum
Council Tax Band E
EPC Rating - B
Leasehold - 230 years from 2005

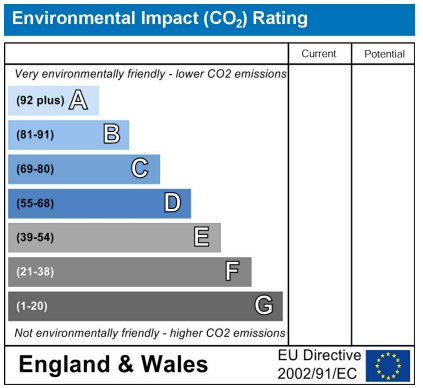
Agents Notes

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 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.





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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk