



The Edge, Clowes Street, Salford

Offers Over £780,000 Leasehold

2 bedroom apartment for sale

Description

Located in the iconic Edge building in the heart of Manchester, this breathtaking riverside triplex apartment offers modern elegance and unparalleled views of the city. Spanning three floors, this unique property showcases contemporary living at its finest, with a 24-hour concierge and valet parking.

Second Floor:

The entrance opens to a stunning main living area featuring a recently upgraded kitchen, complete with high-spec appliances. Sliding doors lead to a spacious private outdoor terrace, perfect for entertaining or relaxing while enjoying city views.

Third Floor:

A staircase ascends to a versatile mezzanine floor with full-length glass balustrades. This stylish space can function as an additional living area or bedroom. It also includes a three-piece shower room and a cleverly designed 'secret' bed deck area.

First Floor:

On the first floor, a spacious hallway leads to a three-piece bathroom, a double bedroom with ample storage, and the impressive master suite. The master suite boasts a luxurious open-plan en suite with a shower, Jack & Jill sinks, and a separate W.C. Additionally, there's a large dressing room with fitted units and access to another private outdoor terrace, offering more stunning



city views.

Every detail of this apartment has been meticulously crafted to deliver an exceptional luxury living experience.

Council Tax Band: G (Manchester City Council)
Tenure: Leasehold (228 years)
Ground Rent: £125 per year
Service Charge: £2,131 per quarter
Parking options: Off Street

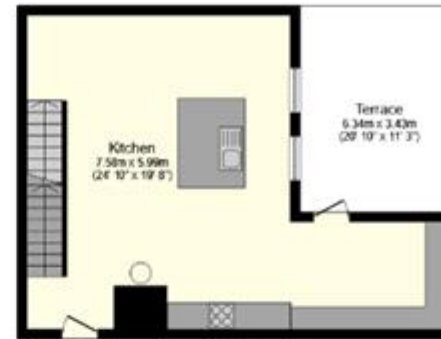
Tenure

Leasehold



First Floor

Floor area 66.6 m² (717 sq.ft.)



Second Floor

Floor area 50.2 m² (540 sq.ft.)



Third Floor

Floor area 23.6 m²
(254 sq.ft.)

TOTAL: 140.4 m² (1,511 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(21-38) F		
(1-20) G		

Viewing by appointment only
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