



Clowes Street | Salford | M3 5NF

£1,495 PCM

The
GOOD
ESTATE
AGENCY

Clowes Street | Salford | M3 5NF £1,495 PCM

2 BED, FURNISHED WITH PARKING. An excellent, spacious two bedroom apartment on the 12th floor of the highly sought after waterside development, The Edge. The property comprises: L shaped entrance hall with good sized storage cupboard, master bedroom with separate balcony and luxurious en suite bathroom with bath and double shower, second double bedroom, house bathroom with double shower, large open plan living and dining room through to fully fitted kitchen and spacious balcony with stunning, far reaching views. Totalling 845 sq ft, further benefits include intercom, 24 hour concierge & secure underground parking. Located next to The Lowry Hotel on the banks of the River Irwell, just a short walk to the many shops, bars and restaurants on the city's main street, Deansgate.

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- TWO BALCONIES
- STUNNING, FAR REACHING VIEWS
- 24 HOUR CONCIERGE
- 12TH FLOOR
- FULLY FURNISHED
- SECURE UNDERGROUND PARKING
- SPACIOUS APARTMENT
- EXCELLENT CITY CENTRE LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	77
	EU Directive 2002/91/EC	

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