

Clowes Street | Salford | M3 5NE

Asking Price £265,000

The GOOD ESTATE AGENCY

Clowes Street |
Salford | M3 5NE
Asking Price £265,000

The Edge, Clowes Street, Salford, M3

The Apartment

Occupying a desirable sixth-floor position within the highly regarded The Edge development, this spacious two-bedroom, two-bathroom apartment offers approximately 844 sq ft of well-proportioned accommodation, two private balconies overlooking the landscaped communal gardens and secure allocated underground parking.

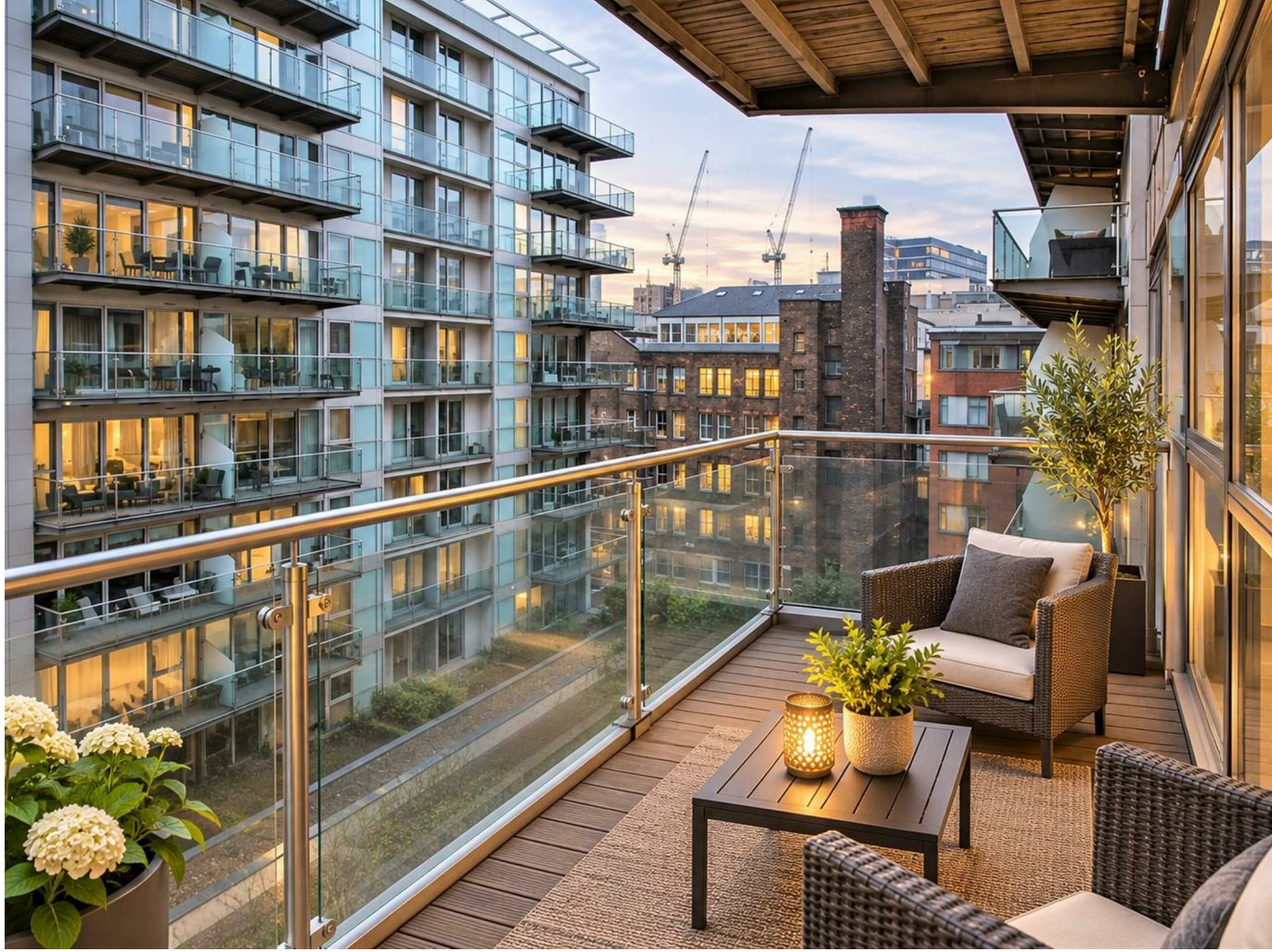
The apartment offers an excellent combination of generous internal living space, private outdoor areas and a superb location immediately adjacent to Manchester city centre.

At the heart of the property is a spacious open-plan living and dining area, providing an inviting environment for relaxing and entertaining. The contemporary fitted kitchen complements the living accommodation, creating a practical and sociable space.

Both bedrooms are generously proportioned doubles, making the apartment particularly suitable for professional sharers, couples or those requiring additional space for guests or home working. The inclusion of two bathrooms adds further convenience and practicality.

A standout feature is the presence of two private balconies, both overlooking the development's attractive landscaped communal gardens. These provide valuable outdoor space and a pleasant outlook away from the surrounding city streets.

The apartment also benefits from a secure allocated underground parking space, a particularly desirable feature in such a central location.

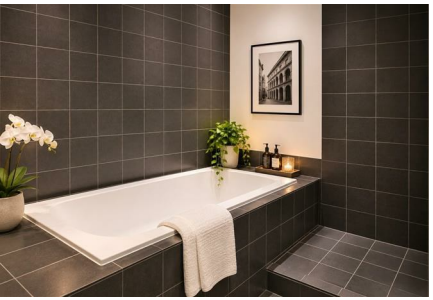






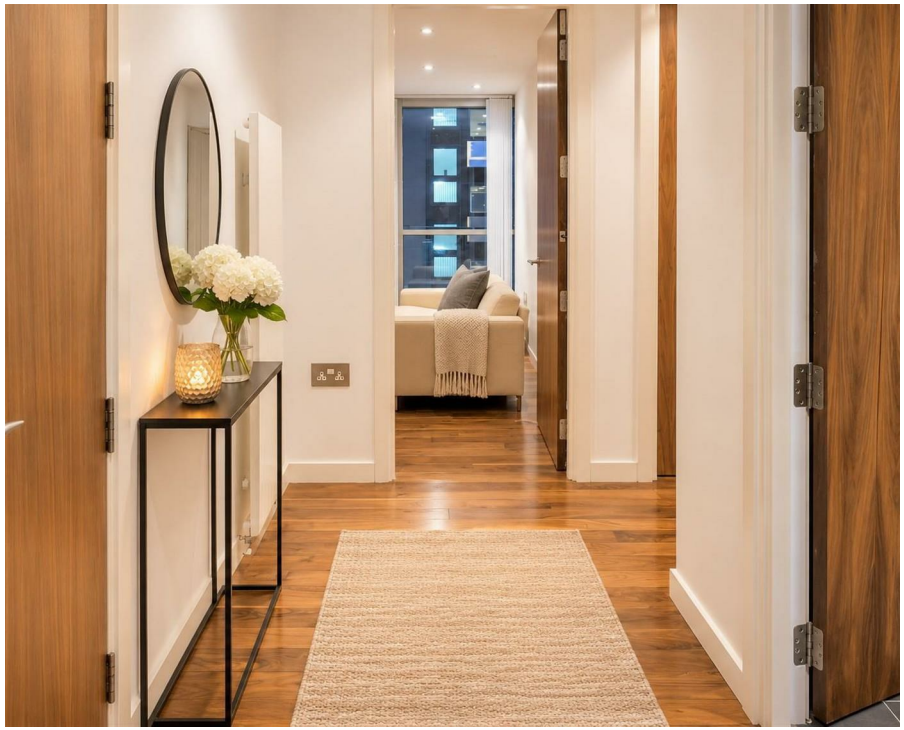
- SPACIOUS SIXTH-FLOOR TWO-BEDROOM APARTMENT
- TWO GENEROUS DOUBLE BEDROOMS AND TWO BATHROOMS
- TWO PRIVATE BALCONIES OVERLOOKING COMMUNAL GARDENS
- PRESTIGIOUS RIVERSIDE DEVELOPMENT WITH 24-HOUR CONCIERGE
- APPROXIMATELY 844 SQ FT OF ACCOMMODATION
- SPACIOUS OPEN-PLAN LIVING AND DINING AREA
- SECURE ALLOCATED UNDERGROUND PARKING SPACE
- PRIME LOCATION MOMENTS FROM DEANSGATE AND SPINNINGFIELDS











The Development

The Edge is one of Manchester and Salford's most established residential developments, occupying a prominent riverside position beside the River Irwell, just moments from Manchester city centre.

Renowned for its distinctive contemporary architecture, impressive communal areas and landscaped internal gardens, the development combines modern city living with a welcoming residential environment.

Residents benefit from a 24-hour concierge service, secure access, well-maintained communal areas and underground parking facilities.

Location & Lifestyle

Ideally positioned within walking distance of Manchester's principal commercial, shopping and entertainment districts, The Edge offers exceptional convenience for city-centre living.

The vibrant Spinningfields district is just a short walk away, offering an excellent selection of restaurants, cafés, bars and premium leisure facilities. Deansgate, St Ann's Square and the wider city centre provide further shopping, dining and entertainment opportunities.

The development also enjoys excellent access to Manchester's transport network, with nearby rail, Metrolink and bus connections providing convenient links across Greater Manchester and beyond.

Its riverside setting, proximity to the city's major employment centres and excellent local amenities make The Edge particularly popular with professionals seeking a central yet established residential location.

Investment Opportunity

The apartment represents an attractive investment opportunity within one of the city centre's most recognisable residential developments.

The property is currently let at £1,495 per calendar month, with the current tenancy having commenced on 28 July 2026, generating an annual rental income of £17,940.

At the current asking price of £265,000, this represents an attractive gross rental yield of approximately 6.77%, before service charges, ground rent, management fees and other associated costs.

The combination of generous accommodation, two bathrooms, private balconies, secure parking and a highly convenient location further enhances its appeal as a long-term residential investment.

Arrange a Viewing

An excellent opportunity to acquire a substantial two-bedroom apartment with two private balconies and secure parking within the prestigious The Edge development.

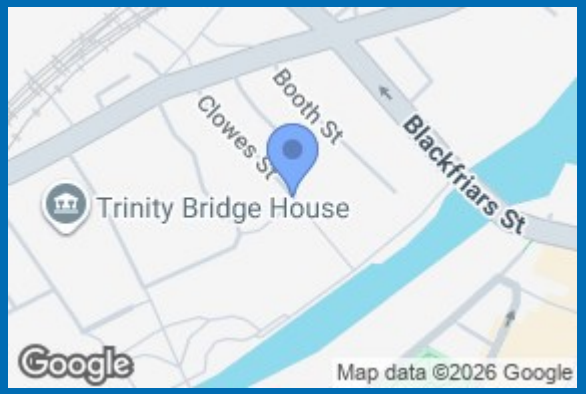
For further information or to arrange a viewing, please contact The Good Estate Agency.

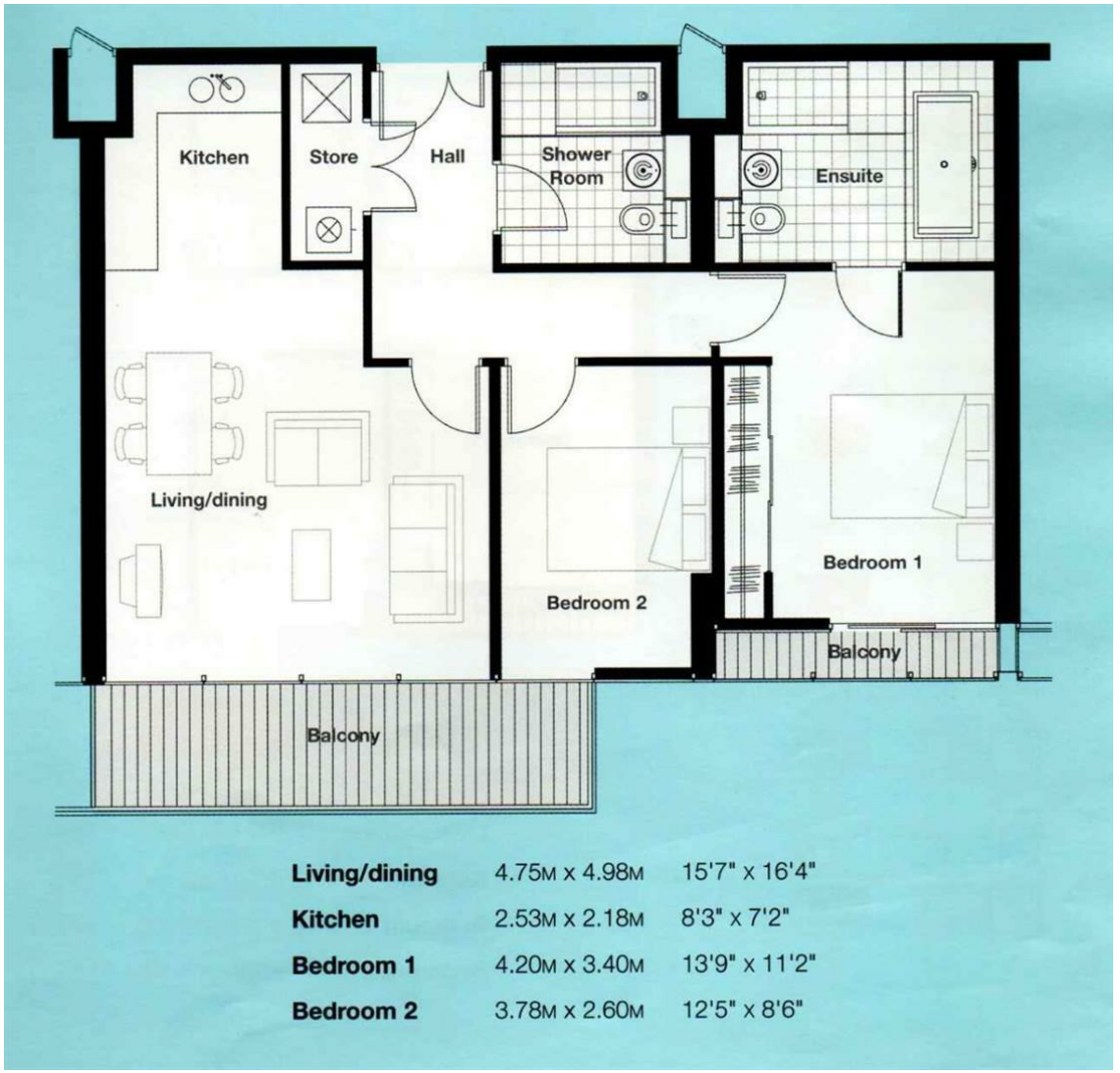
Disclaimer

These particulars are intended as a general guide and do not constitute part of any offer or contract. All descriptions, dimensions and other information are provided in good faith but should be independently verified by prospective purchasers. Rental income and yields are indicative and do not guarantee future returns. Tenure, service charges, ground rent and tenancy details should be confirmed through the appropriate legal enquiries.

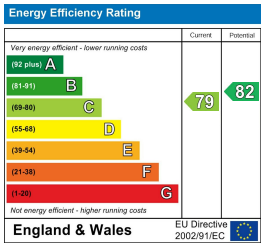








Living/dining	4.75M x 4.98M	15'7" x 16'4"
Kitchen	2.53M x 2.18M	8'3" x 7'2"
Bedroom 1	4.20M x 3.40M	13'9" x 11'2"
Bedroom 2	3.78M x 2.60M	12'5" x 8'6"



5th Floor Arkwright House
Parsonage Gardens
Manchester
M3 2LF
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk