



CLOWES STREET  
SALFORD

£1,200

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Clowes Street, Salford, M3 5NE

## PROPERTY DETAILS

❑ **\*\*VIDEO TOUR\*\*** - **\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are proud to present to the rental market this luxurious ONE DOUBLE BEDROOM eighth floor apartment located in one of Manchester's most sought after developments, The Edge. A substantial outdoor terrace space, this apartment offers a unique opportunity for the discerning tenant. This stunning furnished apartment is available now and comprises of a generously sized kitchen, dining and living area, which allows access out onto the sizeable terrace space. The bedroom is a well-appointed and practical space, whilst the bathroom is a luxurious, modern three piece suite. This contemporary apartment offers an excellent walk out terrace area with stunning views over the city skyline. A secure car parking space is available for an additional £150.00 per month. Further benefits include 24 hour concierge and a prime location on the banks of the River Irwell next to the five star Lowry Hotel, and only a short walk to the Manchester's main street Deansgate with the many shops, department stores, bars and restaurants the city centre has to offer. Contact VitalSpace Estate Agents to arrange for further information or to arrange an internal inspection.

## NOTE

This property is available Now on a furnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- B  
Council Tax Band - E  
Tenure – Leasehold

