



HENRY  WILTSHIRE

www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

The Edge, Clowes Street, M3

£490,000

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With views of the River Irwell, this impeccably maintained and enhanced 9th floor apartment encompasses a range of noteworthy features, including a secure communal entrance with a dedicated concierge service, elevators servicing all floors, a private entrance hallway complete with ample storage facilities, and a dual-aspect open-plan living and dining area, with a sweeping wraparound balcony. The kitchen, recently revamped, shines with high-gloss surfaces and comes equipped with top-of-the-line integrated appliances such as an electric oven, hob, microwave, dishwasher, fridge freezer, and washing machine.

The primary double bedroom is endowed with a built-in wardrobe and an en-suite shower room, while a second double bedroom boasts its own built-in wardrobe as well. The main bathroom, also meticulously fitted, offers abundant storage solutions thoughtfully integrated by the current owner.



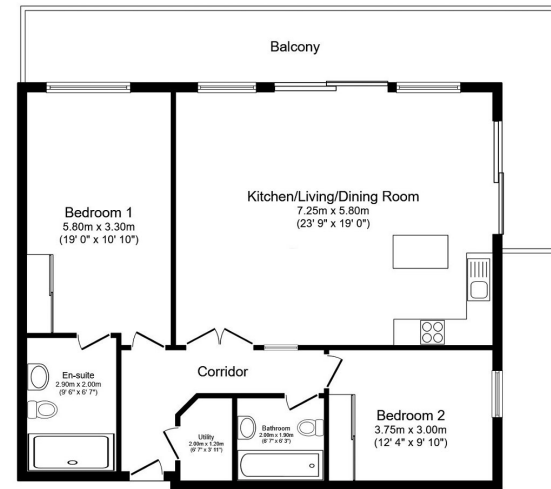
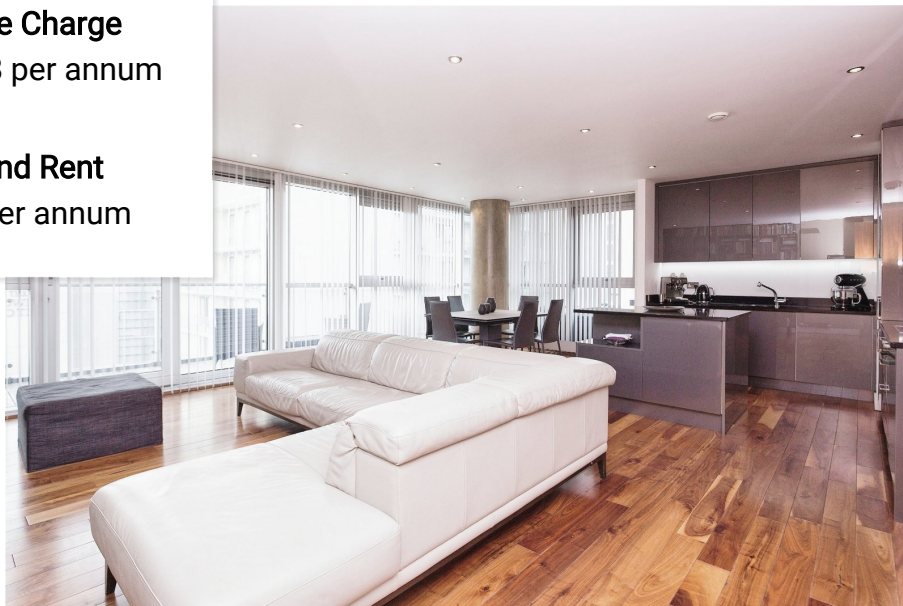


Floor Area
1012 sq. ft.

Tenure
Leasehold

Service Charge
£5477.88 per annum

Ground Rent
£250 per annum



Total floor area 94.0 sq.m. (1,012 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Henry Wiltshire. Powered by www.focalagent.com

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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