



1, Cambridge Street | | Manchester | M1 5GB

Asking Price £275,000

The
**GOOD
ESTATE**
AGENCY

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Nestled in the heart of the vibrant city, this modern apartment at The Assembly, One Cambridge Street, offers a perfect blend of comfort and convenience. Spanning an impressive 704 square feet, the property features two well-appointed bedrooms and two contemporary bathrooms, making it an ideal choice for both students and professionals seeking a stylish urban lifestyle.

Upon entering, you are welcomed into an entrance hall and spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment is part of a modern development, ensuring that residents enjoy contemporary living standards and amenities. One of the standout features of this property is the 24-hour concierge service, providing peace of mind and assistance whenever needed.

- TWO BEDROOM APARTMENT
- 19TH FLOOR
- FITTED KITCHEN
- BALCONY
- CURRENTLY LET FOR £1,650PCM UNTIL 23/9/25, ACHIEVING A RENTAL YIELD OF 6.9%
- BATHROOM & EN SUITE
- SPACIOUS LIVING & DINING ROOM
- INTERCOM & CONCIERGE
- 704 SQ FT
- CLOSE TO OXFORD ROAD & FIRST STREET



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(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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