



1 Cambridge Street | Manchester | M1 5GB

Asking Price £275,000

The
**GOOD
ESTATE**
AGENCY

1 Cambridge Street | Manchester | M1 5GB Asking Price £275,000

EWS1 FORM IN PLACE • 2 BEDROOMS • 2 BATHROOMS • 19TH FLOOR • BALCONY • 7.2% YIELD

A superb two bedroom, two bathroom apartment situated on the 19th floor of The Assembly, One Cambridge Street. Totalling 704 sq ft, the property offers well-planned accommodation and a private balcony with elevated city views.

The apartment comprises:

Entrance hall with storage area

Spacious open plan living and dining room

Modern fitted kitchen

Master bedroom with en suite shower room

Second double bedroom

Stylish bathroom with shower over bath

Further benefits include:

Intercom system

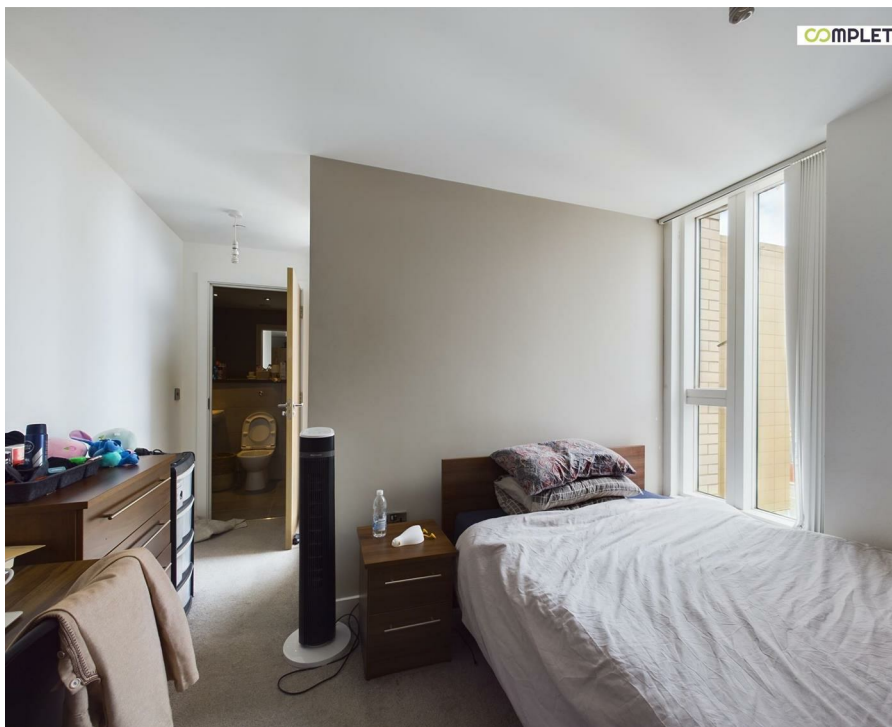
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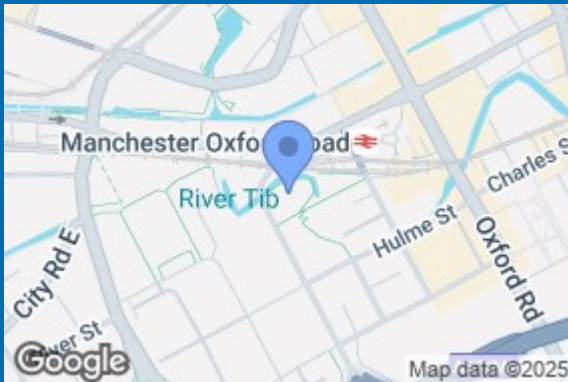
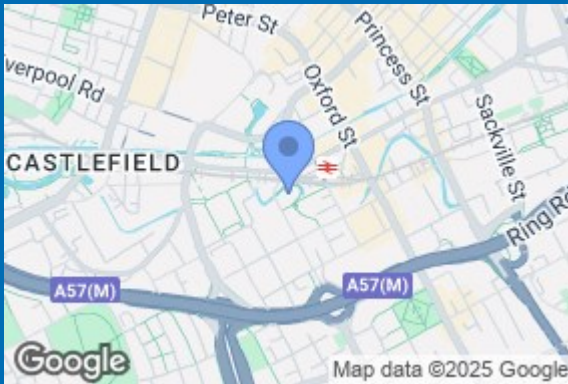
24 hour concierge

Conveniently located just a stone's throw from First Street, and within easy reach of Oxford Road, Spinningfields, Deansgate and the inner ring road, providing swift access to the motorway network.

- TWO BEDROOM APARTMENT
- 19TH FLOOR
- FITTED KITCHEN
- BALCONY
- CURRENTLY LET FOR £1,650PCM UNTIL 23/9/26, ACHIEVING A RENTAL YIELD OF 7.2%
- BATHROOM & EN SUITE
- SPACIOUS LIVING & DINING ROOM
- INTERCOM & CONCIERGE
- 704 SQ FT
- LOCATED CLOSE TO OXFORD ROAD, WITHIN A SHORT WALK OF THE UNIVERSITIES & MANCHESTER CITY CENTRE







| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | 80 |
| (54-68) D | | | |
| (39-53) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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