



1 The Assembly

Cambridge Street | | Manchester | M1 5GB

Asking Price £295,950



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Nestled in the heart of the vibrant city, The Assembly on One Cambridge Street presents an exceptional opportunity for discerning buyers or investors. This modern apartment boasts a generous 847 square feet of living space, thoughtfully designed to offer both comfort and style.

Upon entering, you are greeted by an entrance hall through to spacious open-plan living area that seamlessly blends the reception room with the kitchen, creating an inviting atmosphere perfect for entertaining or relaxing. The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, there are two bathrooms, ensuring convenience for both residents and guests alike.

Situated on the ground floor, this property benefits from easy access and is

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- GROUND FLOOR
- FITTED KITCHEN
- FITTED WARDROBES
- 847 SQ. FT
- CURRENTLY LET FOR £1,600PCM UNTIL 24/7/25, ACHIEVING A RENTAL YIELD OF 6.4%
- 24 HOUR CONCIERGE
- CLOSE TO OXFORD ROAD & FIRST STREET



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