



The Assembly | 1 Cambridge Street | Manchester | M1 5GB

Asking Price £290,000

The
**GOOD
ESTATE**
AGENCY

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Nestled in the heart of the city, The Assembly on One Cambridge Street presents an exceptional opportunity for discerning buyers or investors. This modern apartment, located on the eighth floor, boasts a generous 857 square feet of living space, thoughtfully designed to maximise comfort and style.

The property features two well-proportioned bedrooms, providing ample space for relaxation and privacy. With two contemporary bathrooms, morning routines and evening unwinding are made effortless. The inviting reception room serves as the perfect gathering space, seamlessly connecting to a delightful balcony that offers stunning views of the surrounding area, ideal for enjoying a morning coffee or an evening glass of wine.

Residents of The Assembly benefit from a 24-hour concierge service, ensuring

- TWO DOUBLE BEDROOMS
 - 8TH FLOOR
 - BALCONY & PARKING
 - CLOSE TO OXFORD ROAD & FIRST STREET
 - FAR REACHING VIEWS
- BATHROOM & EN SUITE
 - SPACIOUS LIVING AND DINING ROOM
 - 24 HOUR CONCIERGE
 - EXCELLENT LOCATION
 - CURRENTLY LET FOR £1,550PCM UNTIL 16/6/25, ACHIEVING A RENTAL YIELD OF 6.4%



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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