



1 Cambridge Street | | Manchester | M1 5GB

Asking Price £285,000

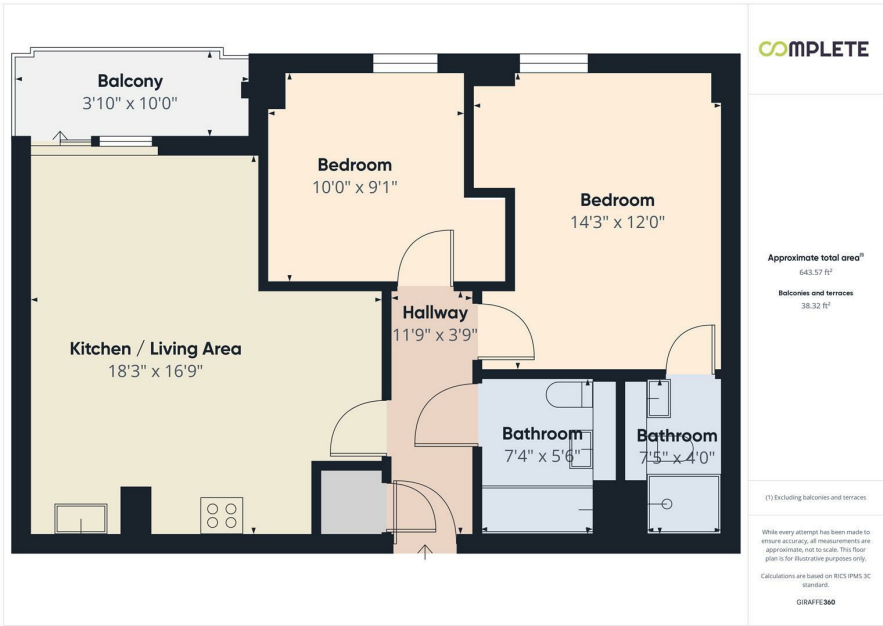
The
**GOOD
ESTATE**
AGENCY

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2 BED, 2 BATH APARTMENT WITH BALCONY & PARKING. Nestled in the heart of Manchester, The Assembly on One Cambridge Street presents an exceptional opportunity for both investors and those seeking a stylish urban residence. This modern apartment, situated on the fourth floor, boasts a generous 667 square feet of living space, thoughtfully designed to maximise comfort and convenience.

The property features two well-proportioned double bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and ease for its occupants. A second bathroom serves the remaining bedroom and guests, adding to the apartment's appeal. The spacious living area is perfect for relaxation or entertaining, providing a welcoming atmosphere that complements the vibrant lifestyle of city living.

- TWO BEDROOM APARTMENT
 - 14TH FLOOR
 - MODERN FITTED KITCHEN
 - 667 SQ. FT
 - CURRENTLY LET FOR £1,550PCM UNTIL 21/9/25, ACHIEVING A RENTAL YIELD OF 6.5%
- BATHROOM & EN SUITE SHOWER ROOM TO MASTER BEDROOM
 - SPACIOUS LIVING & DINING ROOM
 - 24 HOUR CONCIERGE
 - BALCONY
 - CLOSE TO OXFORD ROAD AND WITHIN A SHORT WALK TO THE UNIVERSITIES & MANCHESTER CITY CENTRE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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