



1 Cambridge Street | Manchester | M1 5GB

**Asking Price £270,000**

The  
**GOOD  
ESTATE**  
AGENCY



# 1 Cambridge Street | Manchester | M1 5GB Asking Price £270,000

2 BEDROOMS • 2 BATHROOMS • BALCONY • 721 SQ FT • 6.56% YIELD • EWS1

A superb two bedroom, two bathroom apartment on the 12th floor of The Assembly, One Cambridge Street. Offering 721 sq ft of well-planned living space, the property features a private balcony with stunning city views.

The accommodation 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

House bathroom with shower over bath

Additional benefits include:

Lift access

24 hour concierge

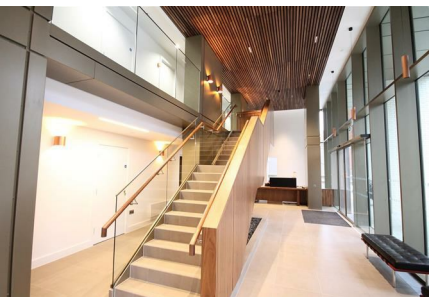
Intercom entry

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

Investment information:

- TWO DOUBLE BEDROOMS
- 12TH FLOOR
- MODERN FITTED KITCHEN
- CONVENIENT FOR THE UNIVERSITIES & MANCHESTER CITY CENTRE
- ACHIEVING A RENTAL YIELD OF 6.56%
- BATHROOM & EN SUITE
- SPACIOUS LIVING AND DINING ROOM WITH BALCONY
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,475PCM
- CLOSE TO OXFORD ROAD & FIRST STREET





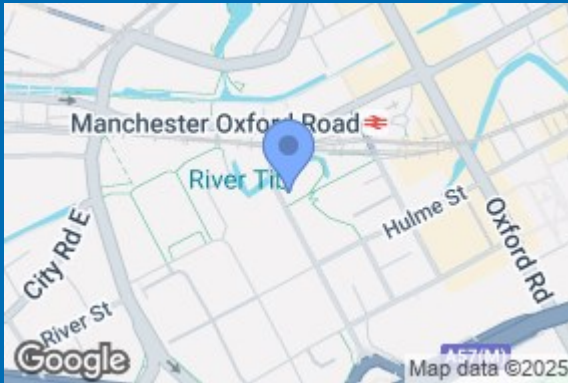
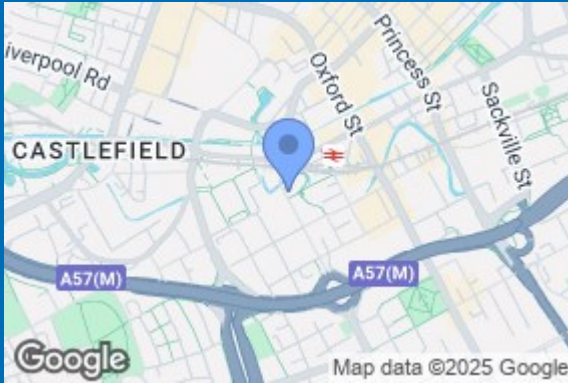
The spacious open-plan living area is perfect for entertaining or simply enjoying a relaxed evening at home. With ample natural light flooding through large windows, this space creates a warm and inviting atmosphere. The apartment also features a well-appointed main bathroom, catering to the needs of both residents and guests alike.

One of the standout features of this property is the 24-hour concierge service, providing an added layer of convenience and security. The location is truly enviable, situated just a short stroll from Oxford Road, placing you within easy reach of the vibrant Manchester city centre and the prestigious universities.

Currently let for £1,450 per calendar month until November 2025, this property offers a robust rental yield of 6.4%, making it an attractive investment opportunity. Whether you are looking to expand your property portfolio or seeking a contemporary home in a bustling city, this apartment at The Assembly is not to be missed. Embrace the dynamic lifestyle that Manchester has to offer in this delightful residence.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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