



Lawrence Copeland
town & city centre



FOR SALE

Apartment 118 The Assembly, 1 Cambridge Street, Manchester M1 5GB

PRICE: **£215,000** *furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. Investors Only. Presently let on fixed term Company Let until 19th June 2025 at £1,075 pcm (furnished), approximate gross yield presently 5.86%. Landmark development by Renaker. A luxury high specification, 16th floor, one bedroomed apartment of approximately 559 sq. ft. with electric heating system, aluminium double glazing, communal lift and 24 hour concierge. Outstanding position, centrally located within 400m of Piccadilly and Oxford Road stations and close to Manchester University.

ACCOMMODATION

Ground Floor – Grand Communal Reception Entrance Hall with concierge, staircase and lifts to all floors.

Communal 16th Floor landing – Apartment:

Reception Entrance Hall with dark oak finish laminate flooring, Utility Cupboard with space and plumbing for washing machine.

Stunning Lounge/Dining Room/Kitchen (front) measuring 22 ft into kitchen (6.71m) x 14 ft 5 (4.39m) with floor to ceiling picture window, aluminium patio door to projected Balcony, dark oak finish laminate flooring.

High specification fitted Kitchen area with fitted units with contemporary grey doors and slate effect worktops and splashbacks incorporating a range of wall and base cupboards, under pelmet low voltage spotlighting, integral fridge and freezer, integral dishwasher, sink unit, extractor hood, ceramic hob with electric under oven.

One Double Bedroom (front) measuring 14 ft 3 x 10 ft 7 (4.34m x 3.23m) with aluminium double glazed window with panoramic views and contemporary grey carpet.

Luxury Bathroom/WC combined (mid) with high specification Villeroy Boch white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, vanity mirror and plinth, ceramic tiled floor and walls, chrome heated towel rail.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1st January 2016. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Manchester City Council
Council Tax Band: C

Directions

Travelling from Deansgate in the direction of North Manchester, turn right onto Whitworth Street West. Proceed along Whitworth Street West and on coming to the traffic light junction at the Hacienda, proceed straight across into a further continuation of Whitworth Street West, then turning right at the traffic lights into Cambridge Street where The Assembly can be found on the left hand side.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

K1424/I1724/I1024



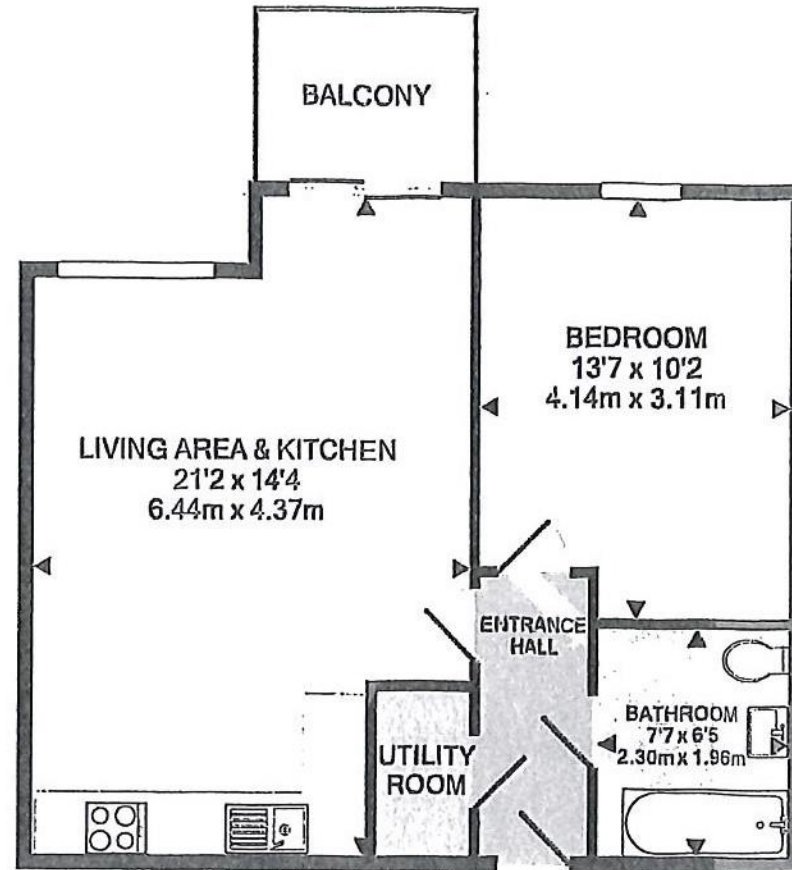
ENERGY PERFORMANCE CERTIFICATE

| | |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Flat 118 1 Cambridge Street MANCHESTER M1 5GB | Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">C</div> |
| Valid until 12 July 2028 | Certificate number 8588-7633-4250-3797-1996 |

Property type: Top-floor flat
 Total floor area: 52 square metres

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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