



Lawrence Copeland  
town & city centre



FOR SALE

Lawrence  
Copeland

Apartment 55 The Assembly, 1 Cambridge Street, Manchester M1 5GB

PRICE: **£272,000** furniture & furnishings available by separate negotiation

**EWS1 Certified. Competitively priced.** A most attractive, high specification, 8th floor, luxury executive apartment in stunning development, The Assembly, situated right in the heart of the City Centre. This two bed, two bath apartment extends to approximately 677 sq ft (62 m<sup>2</sup>) and has an electric heating system, aluminium double glazing, intercom entry, communal lift and 24 hour concierge. Ideal for owner occupiers or property investor with a rental potential of approximately £1,450 pcm. Fantastic location right in the heart of the City Centre and within a few minutes' walk of Manchester University with all amenities available.

## ACCOMMODATION

**Ground Floor: Communal Reception Entrance Hall** with 24 hour concierge, staircase and communal lifts to all floors.

**Communal 8<sup>th</sup> floor landing: Apartment.**

**Reception Entrance Hall** with front door, dark oak finish laminate flooring, Utility Cupboard with space and plumbing for washing machine, hot water cylinder.

**Impressive Lounge/Dining Room/Kitchen (front)** measuring 18 ft 3 x 16 ft 10 into recess (5.56m x 5.13m) with dark oak finish laminate flooring and patio doors to good sized **Balcony** with panoramic views.

**High specification Kitchen Area** with fitted units with light contemporary grey doors and slate effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral dishwasher, ceramic hob with electric under oven, extractor hood, under pelmet lighting, one and a half bowl single drainer sink unit.

**Bedroom One (front)** measuring 14 ft 3 x 12 ft into recess (4.34m x 3.66m) with double glazed window, recess for wardrobe and door to luxury Ensuite Shower Room.

**Luxury Ensuite Shower Room/WC combined (mid)** with high specification white Villeroy Boch suite with chrome fittings comprising low level WC, wall basin, glazed double shower cubicle with rain shower and flexible hose, chrome ladder radiator, vanity plinth, mirror, ceramic tiled floor and walls.

**Bedroom Two (front)** measuring 9 ft 11 x 9 ft 1 plus recess (3.02m x 2.77m) with double glazed window, recess for wardrobe.

**Luxury Master Bathroom/WC combined** with high specification Villeroy Boch white suite with chrome fittings comprising low level WC, wash hand basin, bath with glazed shower screen and over bath rain shower, chrome ladder radiator, ceramic tiled floor and walls, vanity plinth and mirror.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1<sup>st</sup> 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: D**

### Directions

Travelling from Deansgate in the direction of North Manchester, turn right into Whitworth Street West and on coming to the traffic light junction with the Hacienda, proceed straight across into a further continuation of Whitworth Street West, 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

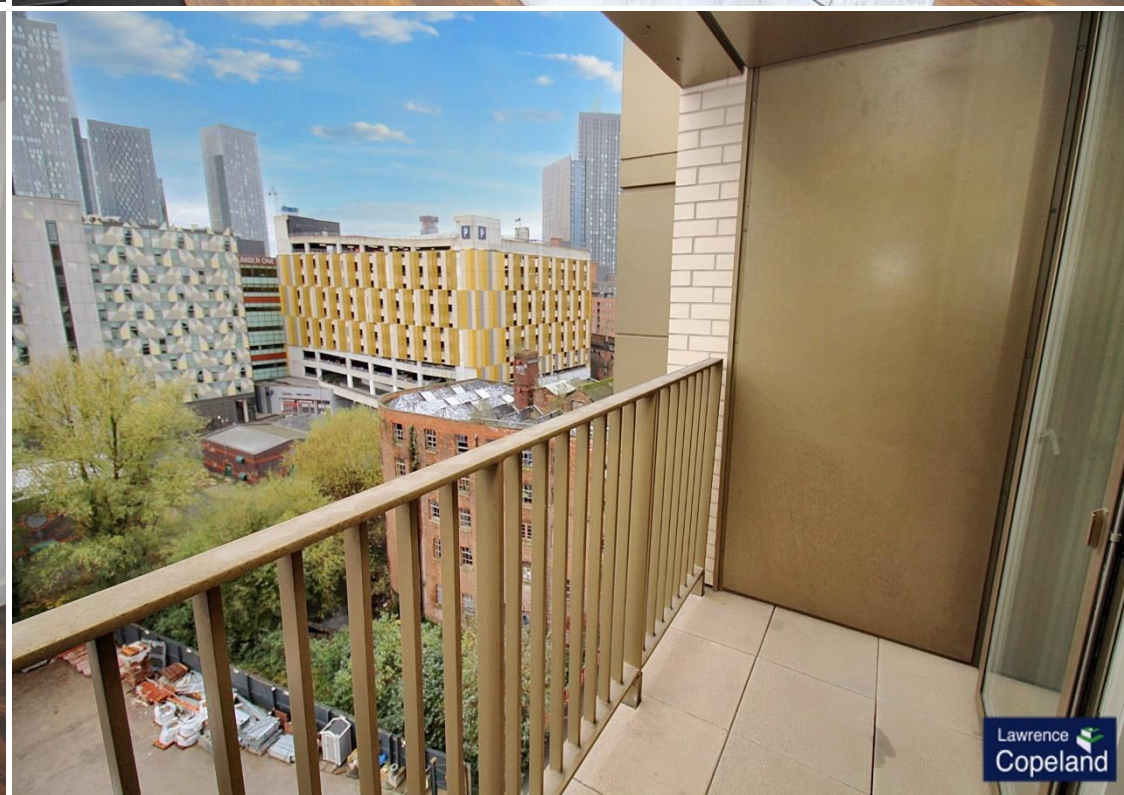
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### Photographs

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

L2724/K2724/K2124

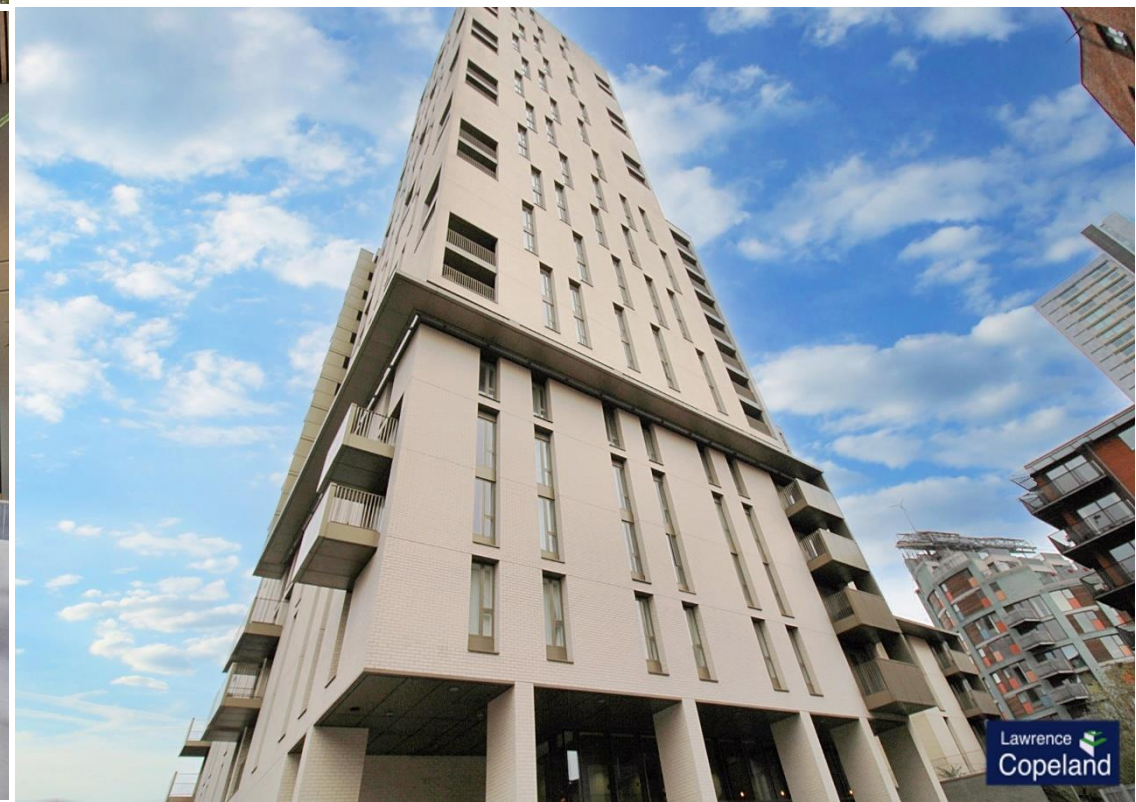
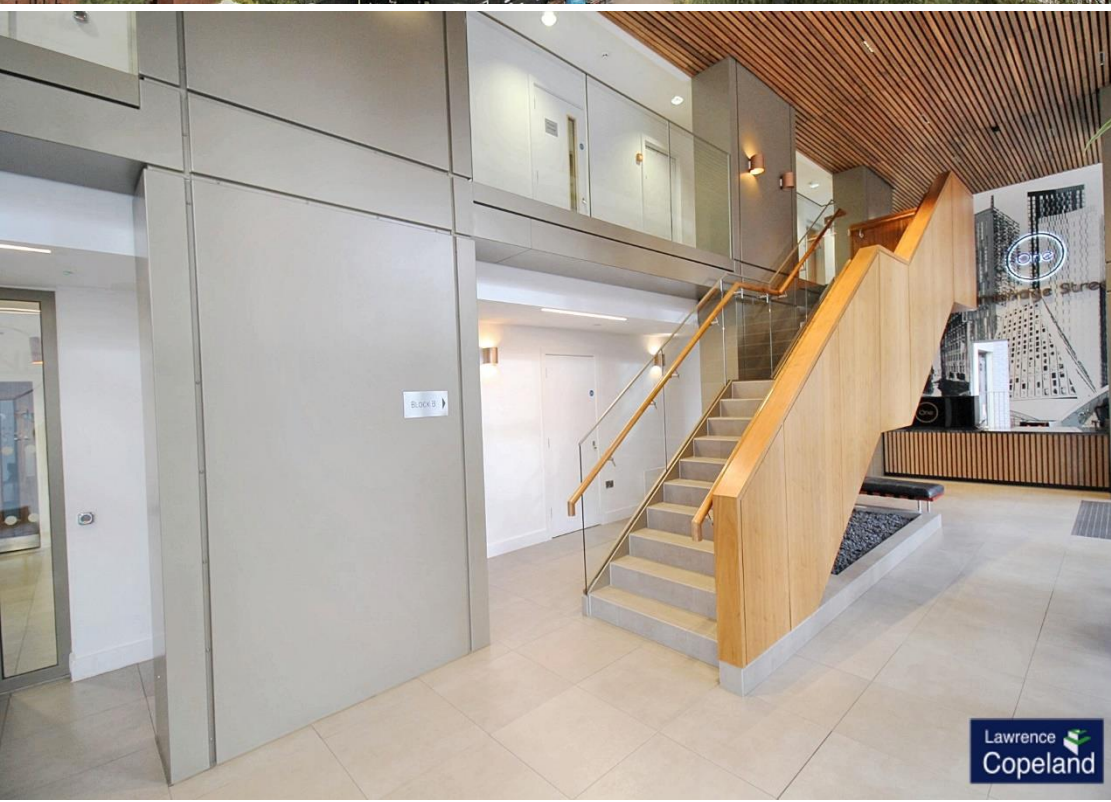














# ENERGY PERFORMANCE CERTIFICATE

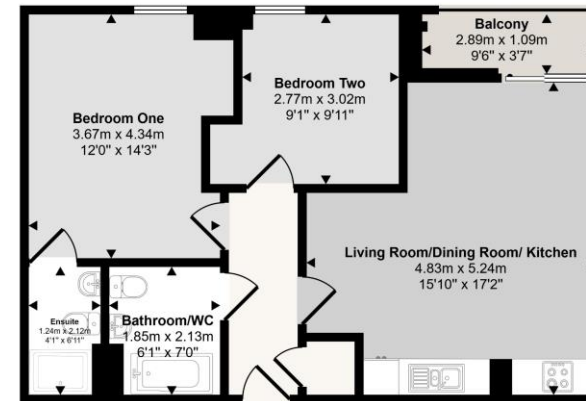
Flat 55 1 Cambridge Street MANCHESTER M1 5GB	Energy rating <b>B</b>
Valid until <b>12 July 2028</b>	Certificate number <b>8528-7633-4260-2787-1996</b>

Property type	Mid-floor flat
Total floor area	62 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN

Approx Gross Internal Area  
63 sq m / 677 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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