



1, Cambridge Street | Manchester | M1 5GB

Asking Price £320,000

The
**GOOD
ESTATE**
AGENCY

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3 BED, 2 BATH APARTMENT WITH BALCONY & PARKING. Nestled in the vibrant heart of Manchester, The Assembly on One Cambridge Street presents an exceptional opportunity for both homebuyers and investors alike. This splendid first-floor apartment boasts a generous 914 square feet of living space, featuring three well-proportioned double bedrooms and two modern bathrooms, making it an ideal choice for families or professionals seeking comfort and convenience.

The open-plan living area is particularly noteworthy, offering a spacious and inviting environment perfect for entertaining or relaxing after a long day. Natural light floods the space, enhancing the warm and welcoming atmosphere. Step outside onto the west-facing balcony, where you can enjoy delightful views and bask in the afternoon sun, creating a perfect spot for unwinding or hosting gatherings.

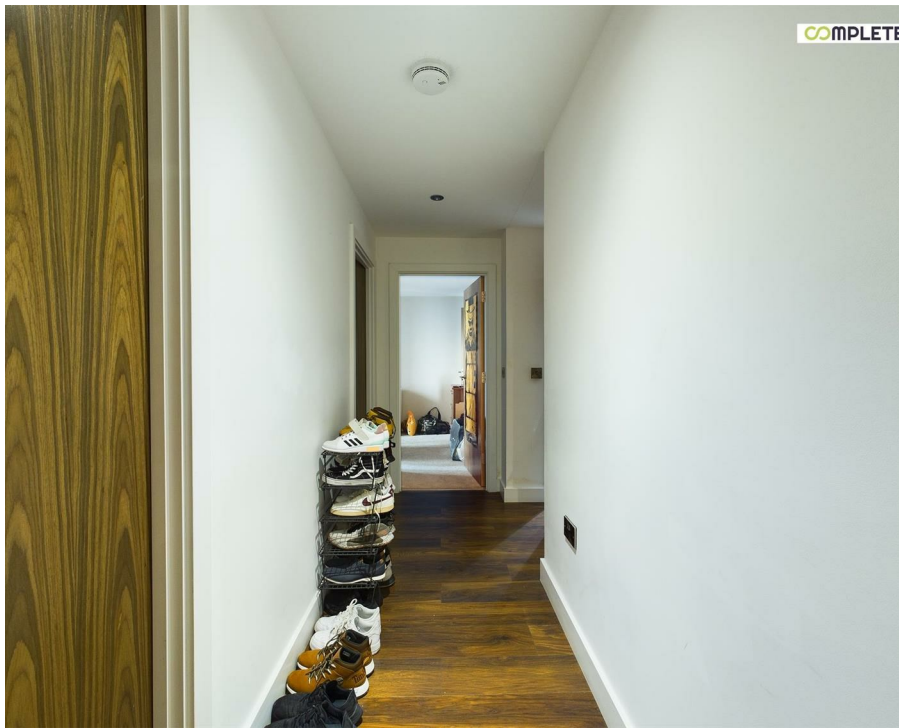
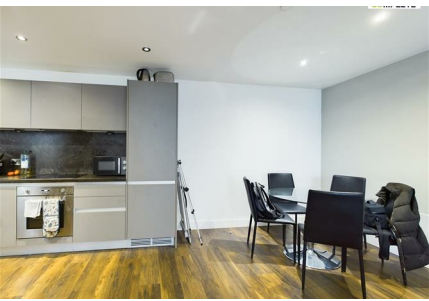
In addition to its impressive interior, this property comes with the added benefit of parking, a rare find in such a central location. Currently let for £2,100 per calendar month, it achieves an attractive rental yield of 7.9%, making it a sound investment opportunity for those looking to expand their property portfolio.

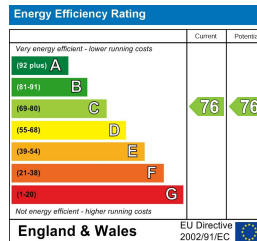
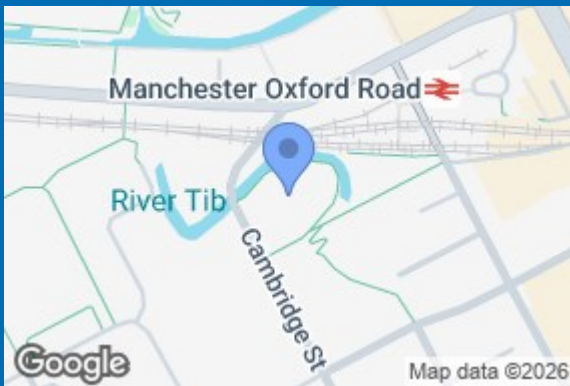
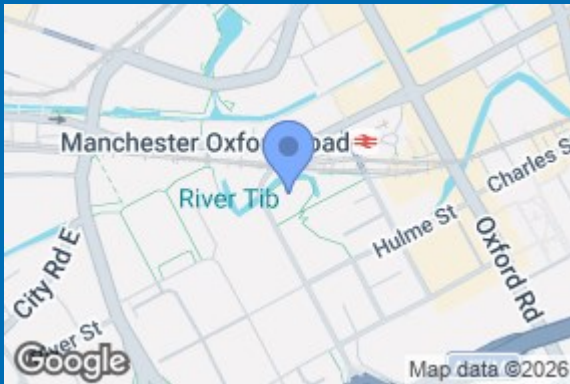
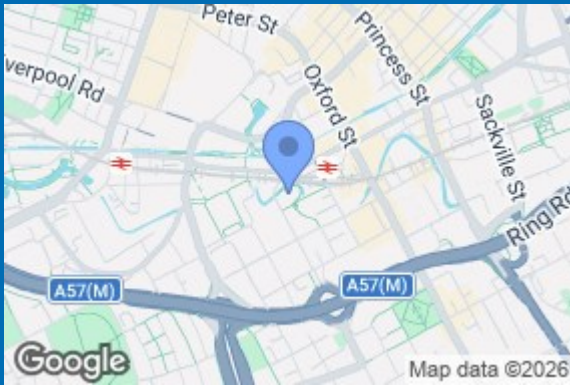
Situated just a short stroll from Oxford Road, residents will find themselves in close proximity to the bustling universities and a wealth of local amenities, including shops, restaurants, and cultural attractions. This prime location ensures that you are never far from the vibrant energy that Manchester has to offer.

In summary, this apartment at The Assembly is a remarkable blend of modern living, strategic investment potential, and an enviable location. Whether you are looking to make it your home or seeking a lucrative rental property, this apartment is not to be missed. EWS1 Form in place.

- THREE DOUBLE BEDROOMS
- BATHROOM & EN SUITE TO MASTER BEDROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 914 SQ FT
- 1ST FLOOR
- WEST FACING BALCONY
- 24 HOUR CONCIERGE
- PARKING
- CURRENTLY LET FOR £2,100 PCM, ACHIEVING A RENTAL YIELD OF 7.9%







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