



1 Cambridge Street | | Manchester | M1 5GB

Asking Price £285,000



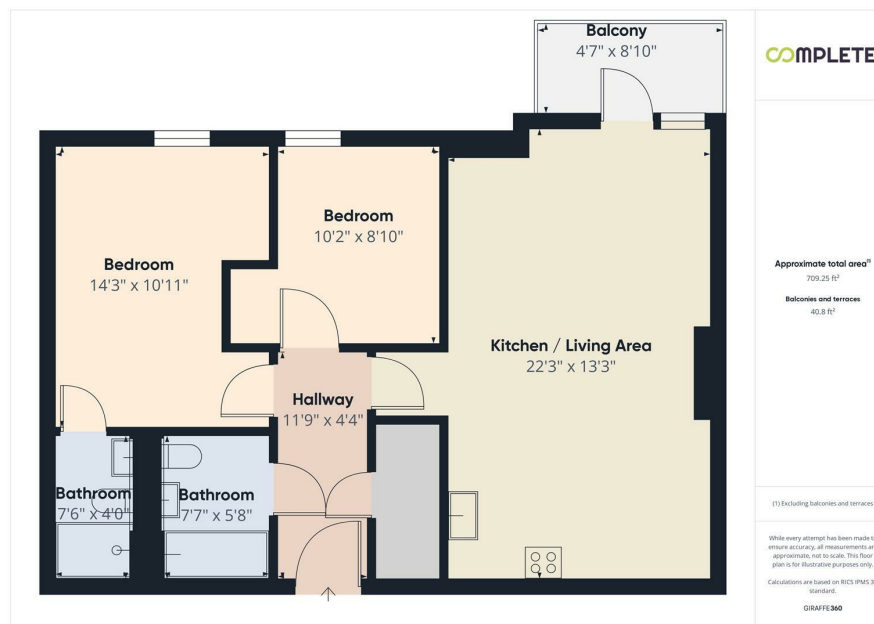
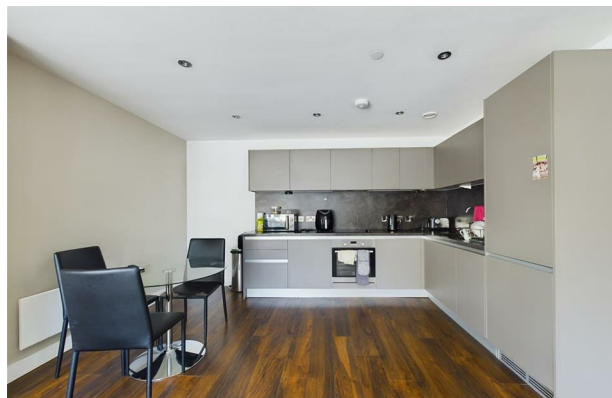
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Nestled in the heart of Manchester, The Assembly at One Cambridge Street presents an exceptional opportunity for both investors and those seeking a modern urban lifestyle. This stylish fourth-floor apartment boasts a generous 752 square feet of living space, featuring two well-proportioned double bedrooms, including a master suite with an en suite shower room, and an additional bathroom for convenience.

The open-plan living area is designed to maximise space and light, creating a welcoming environment perfect for both relaxation and entertaining. With a 24-hour concierge service, residents can enjoy peace of mind and a touch of luxury in their daily lives.

Currently let at £1,600 per calendar month until August 2026, this property offers an attractive rental yield of 6.7%, making it a sound investment for those looking to expand

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE TO MASTER BEDROOM
- 4TH FLOOR
- 752 SQ FT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- WEST FACING BALCONY
- MODERN FITTED KITCHEN
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,600PCM UNTIL 19/8/26, ACHIEVING A RENTAL YIELD OF 6.7%



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