



1, Cambridge Street | Manchester | M1 5GB

**Asking Price £270,000**

The  
**GOOD  
ESTATE**  
AGENCY

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2 BED, 2 BATH APARTMENT WITH BALCONY. 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.

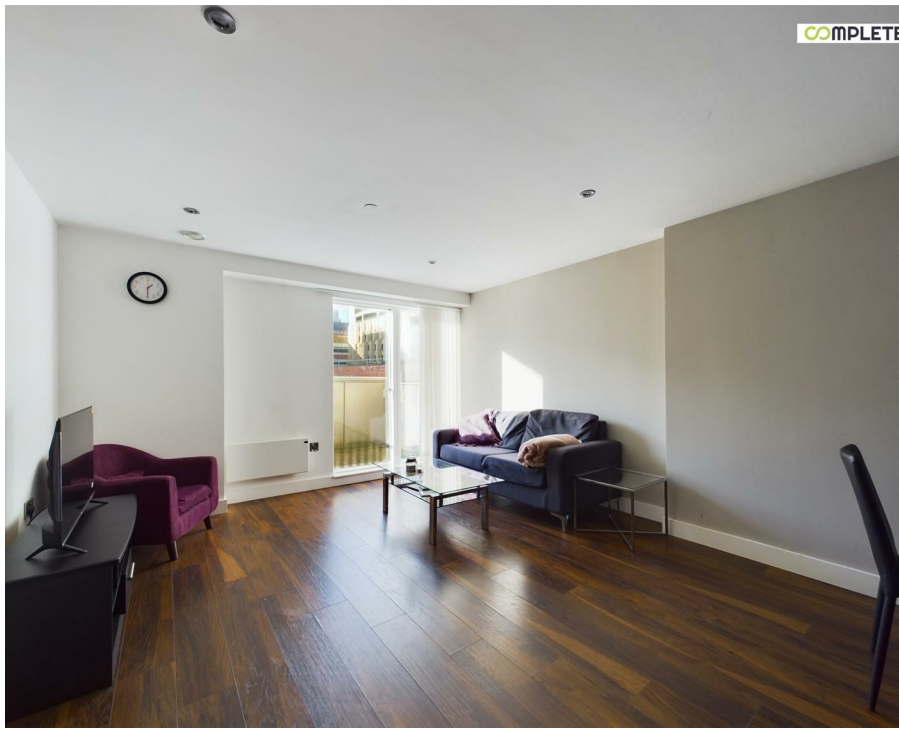
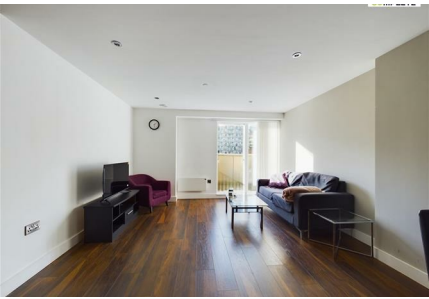
The open-plan living area is designed to maximise space and light, creating a welcoming environment perfect for both relaxation and entertaining. With a 24-hour concierge service, residents can enjoy peace of mind and a touch of luxury in their daily lives.

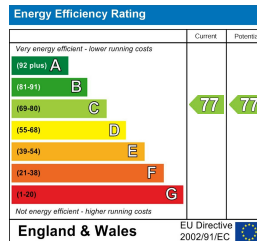
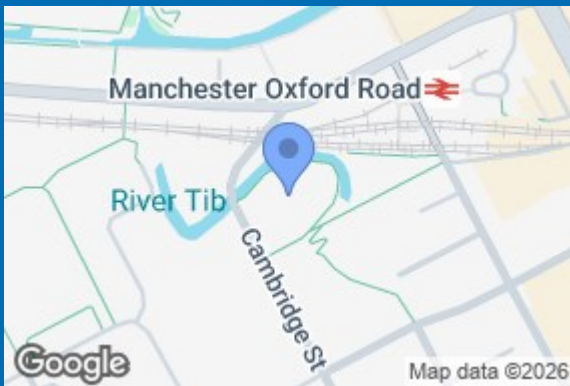
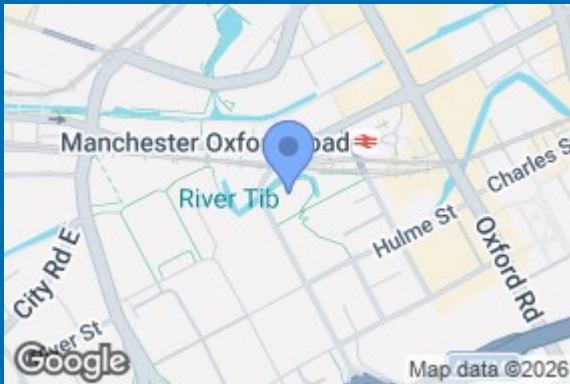
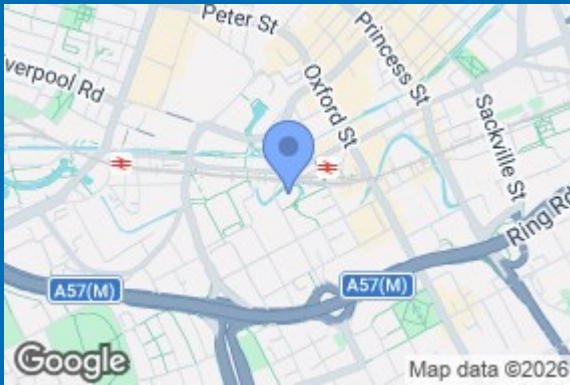
Currently let at £1,600 per calendar month until August 2026, this property offers an attractive rental yield of 6.7%, making it a sound investment for those looking to expand their portfolio. Its prime location near Oxford Road places it within easy reach of the city's renowned universities, making it an ideal choice for students and professionals alike.

Whether you are looking to invest or to find a contemporary home in a vibrant city, this apartment at The Assembly is a remarkable find that combines comfort, convenience, and potential. Don't miss the chance to make this property your own or to add it to your investment collection. EWS1 Form in place.

- 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%







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