



1 CAMBRIDGE STREET GREATER MANCHESTER, M1 5GB

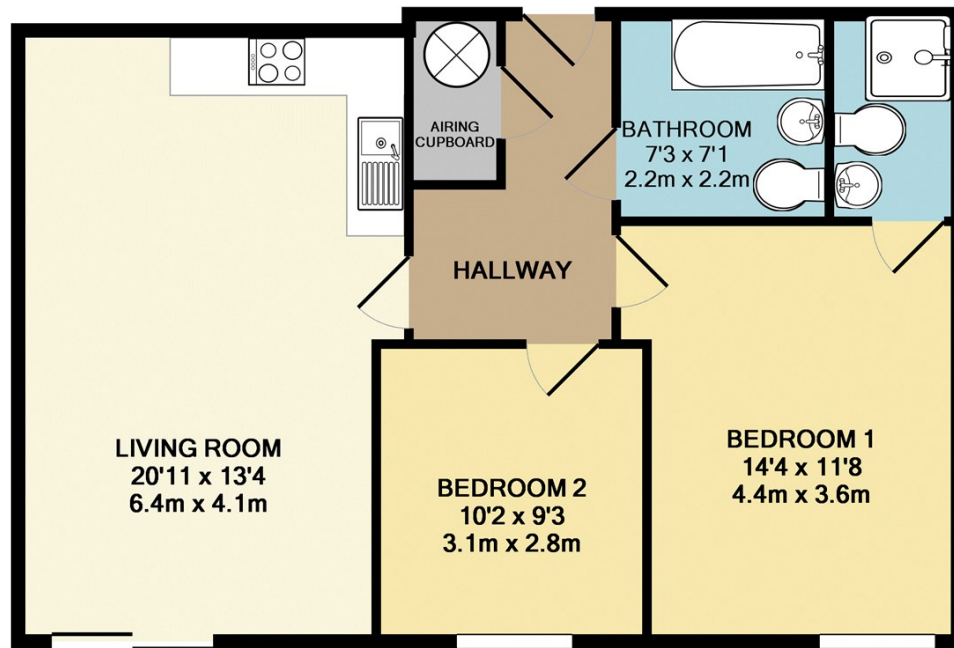
£280,000
LEASEHOLD

Welcome to this modern apartment located at The Assembly, 1 Cambridge Street, in the heart of the City Centre.

Spanning an impressive 682 square feet, the apartment features a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The well-designed layout includes two comfortable bedrooms, ensuring ample space for rest and privacy. With two bathrooms, morning routines will be a breeze, catering to the needs of busy lifestyles.

The modern design of the apartment enhances its appeal, with stylish finishes and fixtures throughout. The location is particularly advantageous, as it places you within easy reach of a variety of shops, restaurants, and cultural attractions that the City Centre has to offer. Whether you are looking to enjoy a leisurely stroll in nearby parks or indulge in the vibrant local dining scene, everything is just a stone's throw away.

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TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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