



1, Cambridge Street | Manchester | M1 5GB

Asking Price £290,000

The
**GOOD
ESTATE**
AGENCY

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2 BED, 2 BATH APARTMENT WITH BALCONY & PARKING. Nestled in the heart of the city, The Assembly on One Cambridge Street presents an exceptional opportunity for discerning buyers or investors. This modern apartment, located on the eighth floor, boasts a generous 857 square feet of living space, thoughtfully designed to maximise comfort and style.

The property features two well-proportioned bedrooms, providing ample space for relaxation and privacy. With two contemporary bathrooms, morning routines and evening unwinding are made effortless. The inviting reception room serves as the perfect gathering space, seamlessly connecting to a delightful balcony that offers stunning views of the surrounding area, ideal for enjoying a morning coffee or an evening glass of wine.

Residents of The Assembly benefit from a 24-hour concierge service, ensuring convenience and security at all times. Additionally, the apartment comes with secure allocated parking, a valuable asset in city living.

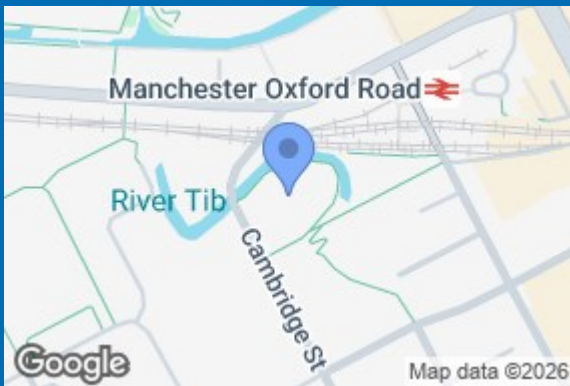
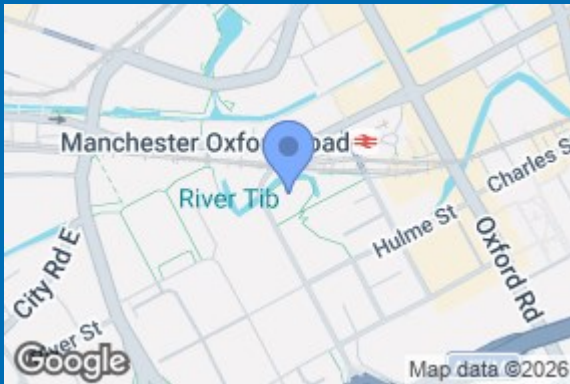
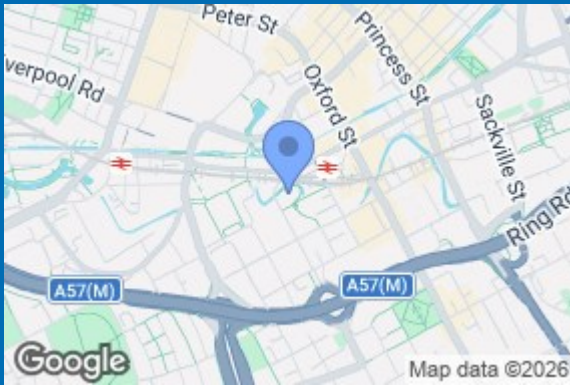
Currently let for £1,600 per calendar month, this property achieves an impressive rental yield of 6.6%, making it an attractive investment opportunity. Whether you are looking to expand your property portfolio or seeking a stylish urban residence, this apartment is sure to impress.

With its prime location and modern amenities, The Assembly on One Cambridge Street is a remarkable find in the bustling cityscape. Do not miss the chance to make this exceptional property your own. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- 8TH FLOOR
- BALCONY & PARKING
- CLOSE TO OXFORD ROAD & FIRST STREET
- FAR REACHING VIEWS
- BATHROOM & EN SUITE
- SPACIOUS LIVING AND DINING ROOM
- 24 HOUR CONCIERGE
- EXCELLENT LOCATION
- CURRENTLY LET FOR £1,600PCM, ACHIEVING A RENTAL YIELD OF 6.6%







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		76	76
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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