



1 Cambridge Street | | Manchester | M1 5GB

**Asking Price £280,000**

The  
**GOOD  
ESTATE**  
AGENCY

# 1 Cambridge Street | Manchester | M1 5GB Asking Price £280,000

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 splendid apartment, situated on the 22nd floor, boasts a generous 767 square feet of living space, offering a perfect blend of comfort and style.

The property features two well-proportioned double bedrooms, ensuring ample space for relaxation and privacy. With two bathrooms, morning routines are made effortless, catering to the needs of both residents and guests alike. The highlight of this apartment is the spacious open-plan living area, which seamlessly integrates the kitchen and lounge, creating an inviting atmosphere for entertaining or unwinding after a long day.

Step out onto the south-facing balcony, where you can enjoy stunning views of the city

- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- 767 SQ FT
- 22ND FLOOR
- CURRENTLY LET FOR £1,600PCM UNTIL 17/10/25, ACHIEVING A RENTAL YIELD OF 6.9%
- BATHROOM & EN SUITE
- SPACIOUS LIVING AND DINING ROOM
- 24 HOUR CONCIERGE
- EXCELLENT VIEWS
- LOCATED CLOSE TO OXFORD ROAD, WITHIN A SHORT WALK OF THE UNIVERSITIES & MANCHESTER CITY CENTRE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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