



1 Cambridge Street | Manchester | M1 5GB

Asking Price £260,000

The
**GOOD
ESTATE**
AGENCY

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TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY. Nestled in the heart of Manchester, The Assembly on One Cambridge Street presents an exceptional opportunity for both investors and those seeking a stylish urban residence. This modern apartment, situated on the third floor, boasts a generous 681 square feet of living space, thoughtfully designed to maximise comfort and convenience.

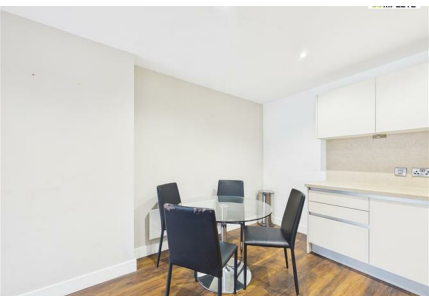
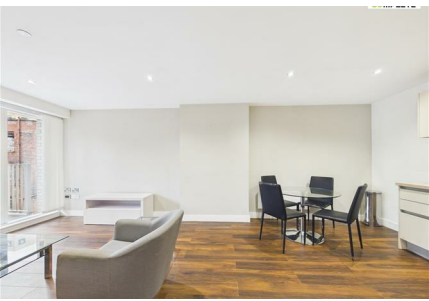
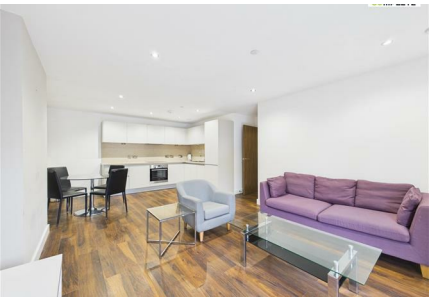
The property features two well-proportioned double bedrooms, providing ample space for relaxation and rest. Accompanying these bedrooms are two contemporary bathrooms, ensuring that both residents and guests enjoy privacy and ease. The highlight of this apartment is the spacious open-plan living area, which seamlessly combines the kitchen and lounge, creating an inviting atmosphere perfect for entertaining or unwinding after a long day.

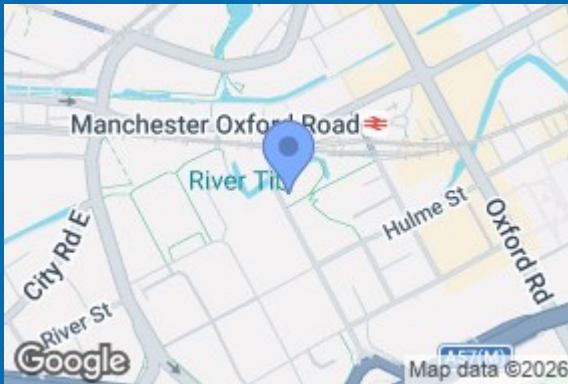
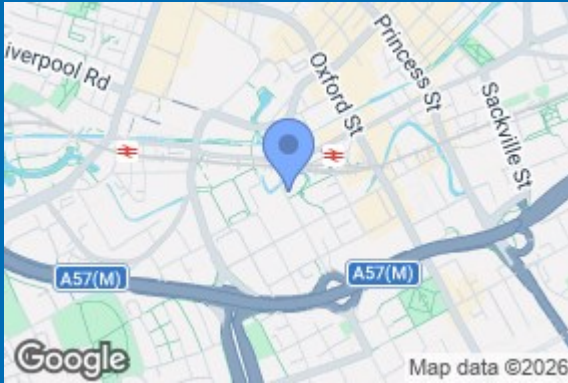
With a 24-hour concierge service, residents can enjoy peace of mind and a touch of luxury in their daily lives. The location is particularly advantageous, being just a short stroll from Oxford Road and the prestigious universities, making it ideal for students and professionals alike.

Currently let at £1,600 per calendar month, this property achieves an impressive rental yield of 7.4%, making it a sound investment opportunity. Whether you are looking to expand your property portfolio or seeking a vibrant place to call home, this apartment at The Assembly is not to be missed. Embrace the dynamic lifestyle that Manchester has to offer in this delightful residence.

- TWO BEDROOM APARTMENT
- 3RD FLOOR
- MODERN FITTED KITCHEN
- BALCONY
- CURRENTLY LET FOR £1,600PCM, ACHIEVING A RENTAL YIELD OF 7.4%
- BATHROOM & EN SUITE
- SPACIOUS LIVING & DINING ROOM
- 681 SQ FT
- 24 HOUR CONCIERGE
- LOCATED CLOSE TO OXFORD ROAD, ONLY A SHORT WALK TO THE UNIVERSITIES & MANCHESTER CITY CENTRE







| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 77 |
| (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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