



Apt 193 The Assembly, 1 Cambridge Street, Manchester, M1 5GB

We are pleased to have for sale this very well presented two bedroom apartment found on the 4th floor of the Assembly development on Cambridge Street. The property comprises of a spacious lounge with access to a balcony, kitchen with integrated appliances, two double bedrooms with the master including a modern en-suite, a family sized bathroom with contemporary fixtures and fittings. Communal gardens. No Chain. INVESTOR BUYERS ONLY. EWS-1 Available. Rented @ £1350 PCM, 6.23% Rental Yield.

Asking Price £260,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all rooms,

Kitchen / Lounge

16'5" x 17'1"

Range of wall and base kitchen units with complimentary kitchen worktop, integrated oven / hob. open plan kitchen / lounge, laminate flooring throughout, access to balcony through sliding doors, electric heaters, spot lighting.

Bedroom One

11'6" x 9'5"

Fitted carpets, spot lighting, double glazed UPVC window, electric heater.

En-Suite

4'1" x 5'0"

Fully tiled, shower cubicle with rain attachment and mixer, fitted mirror, heated chrome towel rail, low level W.C, hand wash basin.

Bedroom Two

15'2" x 9'10"

Fitted carpets, spot lighting, double glazed UPVC window, fitted wardrobe, access to the en-suite.

Bathroom

9'11" x 5'6"

Fully tiled bathroom, fitted mirror, chrome towel rail, low level W.C, hand wash basin.

Additional Information

Service Charge: £2260pa approx.

Building Insurance: £480pa

Ground Rent: £300pa

Lease: 250 year lease from 2006

EPC: B

Council Tax Band: D

Managing Agent- Zenith

Externally

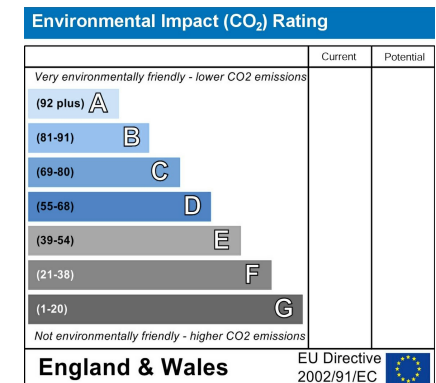
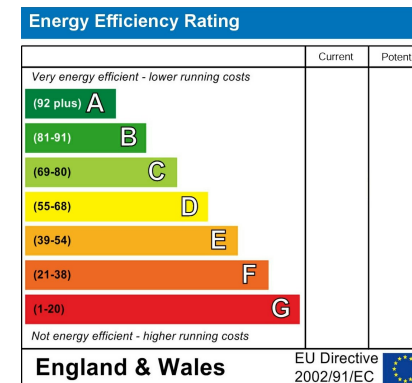
Access to balcony through lounge, communal garden.

Agents Notes

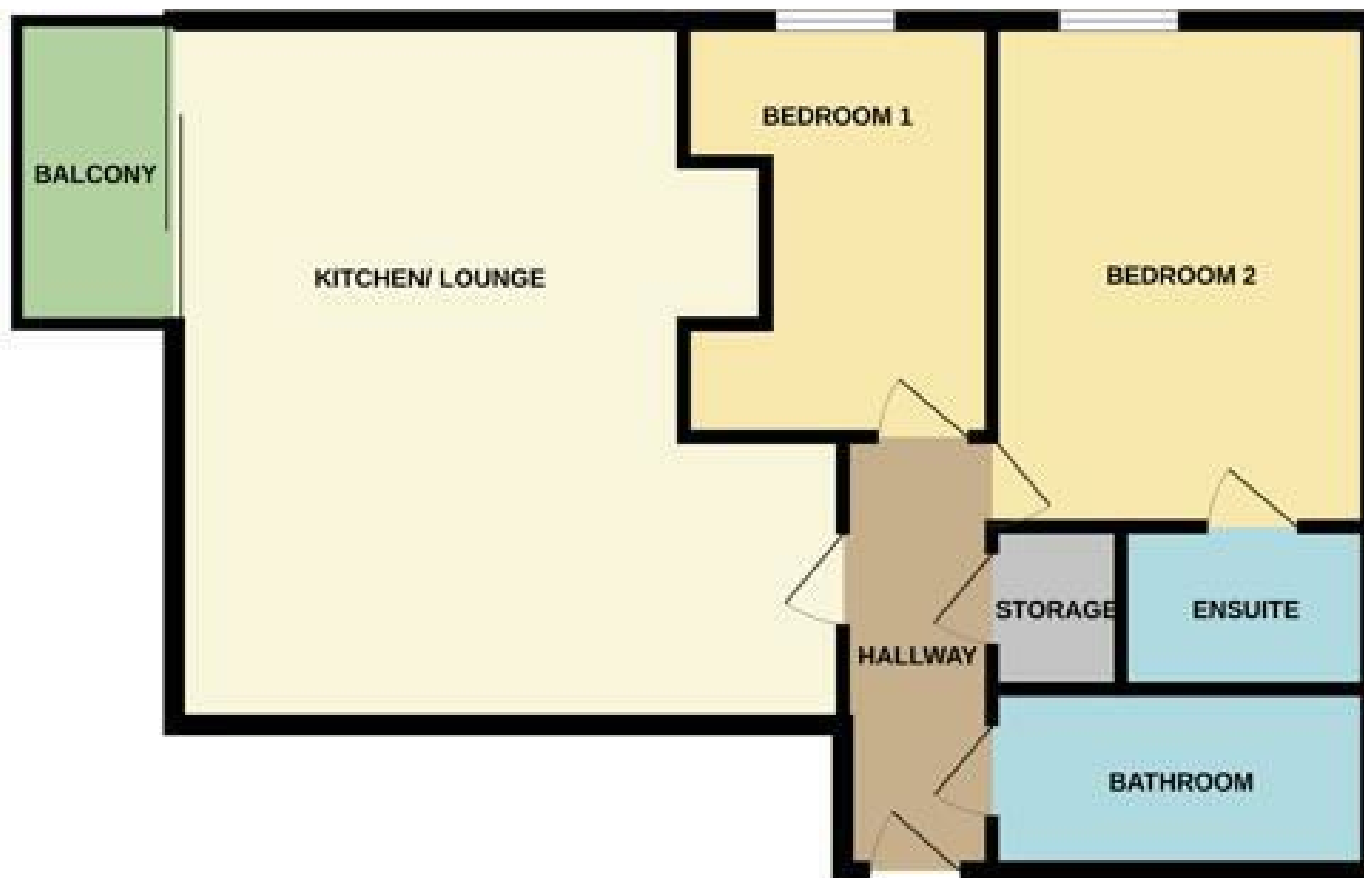
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