



Let **UK** Home

3 Bedrooms

Flat

**Located
in Manchester**

£2,350 Per Month



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



1 Cambridge Street Manchester

M1 5GB



Let UK Home are pleased to present this exquisite 3-bedroom apartment in The Assembly, located in a prime location in Manchester.

This flat comprises a large bright open plan kitchen and living room with great views, three double bedrooms, two modern bathrooms and ample storage. Additionally, this flat comes with a parking space.

This property is ideally situated with easy access to some of the famous universities. The University of Manchester, University of Salford, Manchester Metropolitan University, and Manchester City University are all within convenient reach, making it a perfect choice for those pursuing higher education.

Thanks to its superior location, almost all of Manchester's city centre attractions are within walking distance. Additionally, it is close to Oxford Road, a major transport hub that provides direct routes to Manchester Airport, Liverpool, Leeds, London, and other key destinations, ensuring seamless connectivity for both daily commutes and weekend getaways.

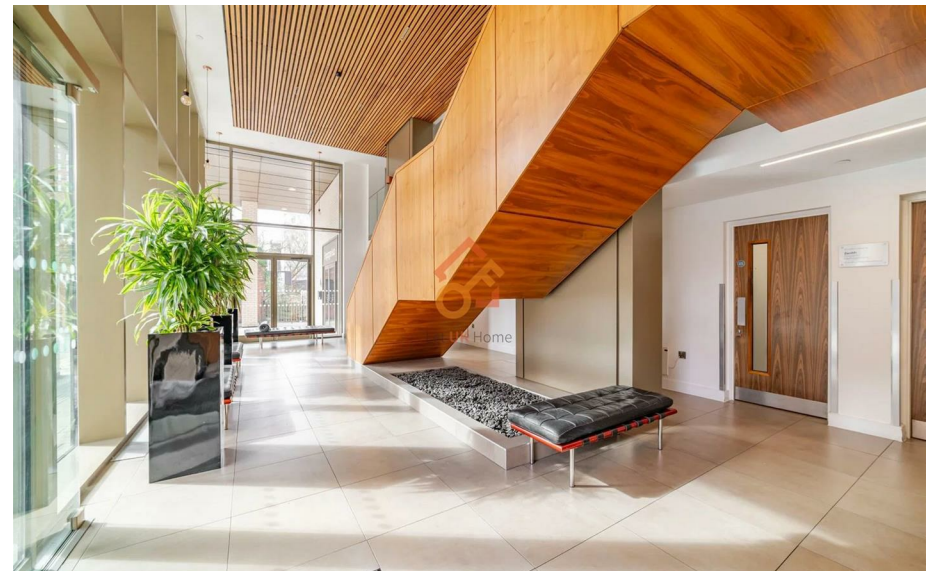
When it comes to leisure and daily life, everything you need is right at your doorstep. Within a short walk from the apartment, you'll find a diverse range of restaurants, including Gorilla, DogBowl, Pizza Express, as well as steak houses and ramen bars. There is also a Sainsbury's supermarket and a Starbucks for your daily needs. For culture and entertainment, HOME Theatre — accompanied by a café and a pub — is nearby, offering a rich and vibrant lifestyle for residents.

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- 15th Floor
- 24h Security
- Close to Local Shops
- Parking Space
- Close to Universities
- Close to Transport Links
- EPC Rating: C





Total floor area

85 square metres



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1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

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Council Tax Band: E

Local Authority:

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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