



1 Cambridge Street | Manchester | M1 5GB

Asking Price £275,000

The
**GOOD
ESTATE**
AGENCY

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TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY. Nestled in the heart of the city, The Assembly on One Cambridge Street presents an exceptional opportunity for both investors and those seeking a stylish urban lifestyle. This modern apartment boasts a generous 667 square feet of living space, featuring two well-proportioned bedrooms and two bathrooms, making it ideal for professionals or small families.

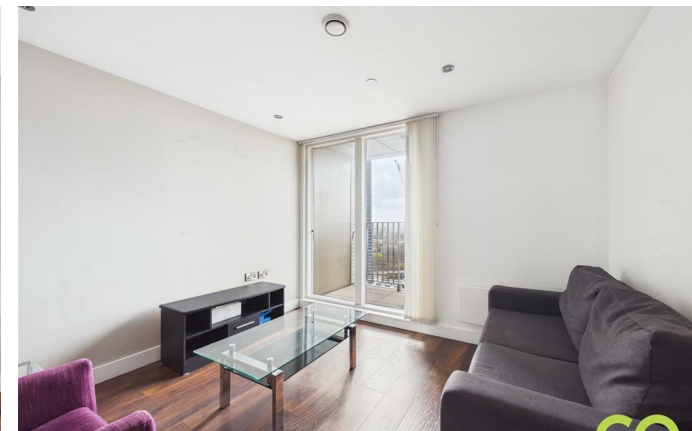
As you enter the apartment, you are greeted by a welcoming hall that includes a convenient storage and utility cupboard. The spacious reception room is bathed in natural light, thanks to its south-west facing balcony that offers excellent views of the surrounding area. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day.

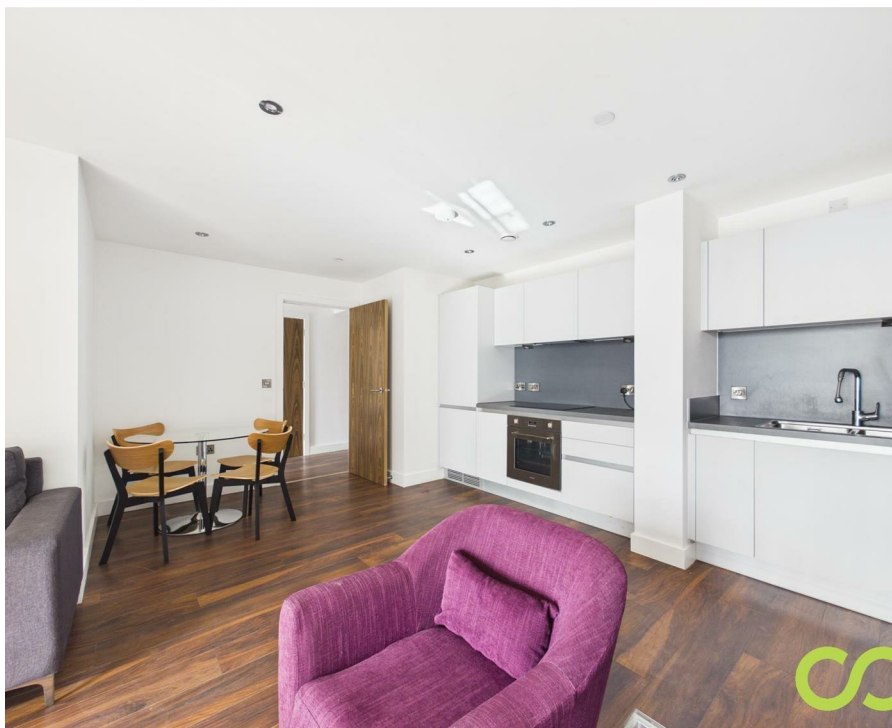
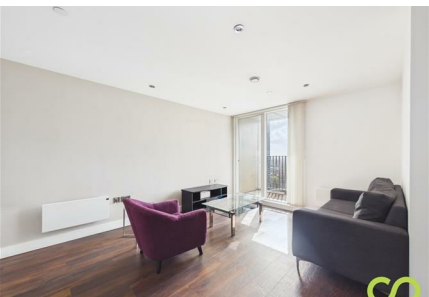
The fitted kitchen is designed with functionality in mind, providing ample space for culinary creations. The apartment's layout ensures a seamless flow between the living areas, enhancing the overall sense of space and comfort.

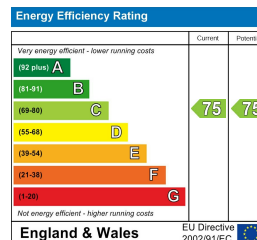
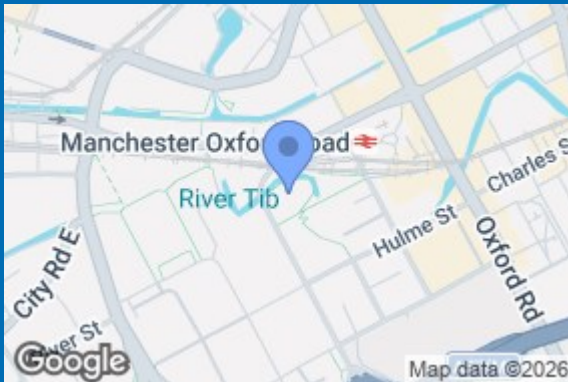
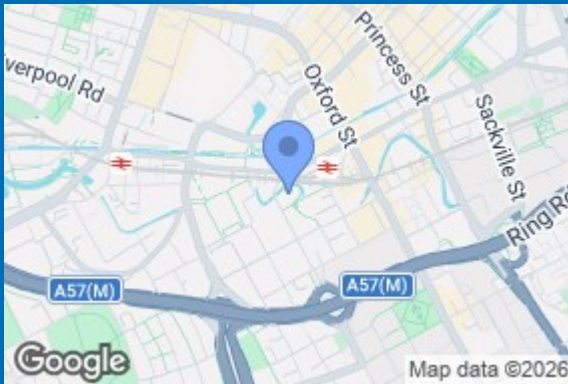
With a 24-hour concierge service, residents can enjoy peace of mind and convenience at all hours. The property is currently let for £1,750 per calendar month, with a rental yield of 7.64%, making it an attractive option for investors. The earliest vacation date is set for 14th September 2027, ensuring a stable income for the foreseeable future.

Situated close to Oxford Road, this apartment offers easy access to a wealth of amenities, including shops, restaurants, and public transport links. Whether you are looking to invest or seeking a vibrant city living experience, this property at The Assembly is not to be missed.

- TWO DOUBLE BEDROOMS
- SOUTH WEST FACING BALCONY
- FITTED KITCHEN
- CLOSE TO OXFORD ROAD & FIRST STREET
- EXCELLENT FAR REACHING VIEWS
- BATHROOM & EN SUITE
- SPACIOUS LIVING AND DINING ROOM
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,750PCM
- 26TH FLOOR







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