



1, Cambridge Street | Manchester | M1 5GB

Asking Price £350,000

The
**GOOD
ESTATE**
AGENCY

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Nestled in the heart of Manchester, The Assembly on One Cambridge Street presents an exceptional opportunity for both investors and those seeking a modern urban lifestyle. This impressive apartment spans 869 square feet and is situated on the 11th floor, offering stunning views of the vibrant cityscape.

The property boasts three generously sized double bedrooms, making it ideal for families or professionals seeking ample space. The two well-appointed bathrooms ensure convenience and comfort for all residents. The highlight of this apartment is the spacious open-plan living area, which seamlessly combines the kitchen and lounge, creating a perfect environment for entertaining guests or enjoying quiet evenings at home.

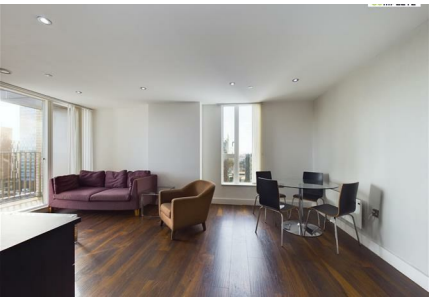
Residents will benefit from the luxury of a 24-hour concierge service, providing peace of mind and assistance whenever needed. Additionally, the apartment includes parking for one vehicle, a valuable asset in this bustling city.

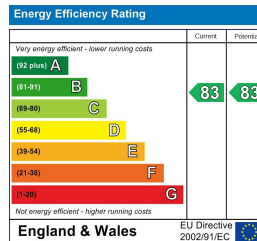
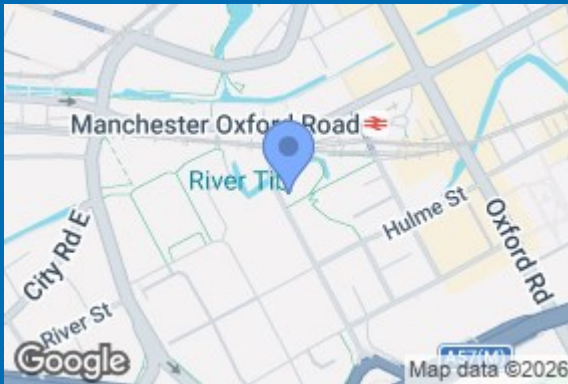
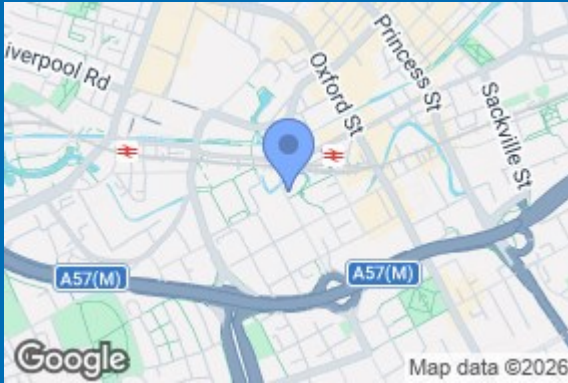
Currently let for £1,950 per calendar month, this property achieves a commendable rental yield of 6.7%, making it an attractive investment opportunity. Its prime location near Oxford Road places it within easy reach of the city's renowned universities, making it particularly appealing to students and academic professionals.

In summary, this apartment at The Assembly is a remarkable blend of modern living, convenience, and investment potential, all set within the dynamic atmosphere of Manchester. Whether you are looking to invest or to make it your home, this property is not to be missed.

- THREE DOUBLE BEDROOMS
- BATHROOM & EN SUITE TO MASTER BEDROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 869 SQ FT
- BALCONY
- 11TH FLOOR
- 24 HOUR CONCIERGE
- PARKING
- CURRENTLY LET FOR £1,950PCM, ACHIEVING A RENTAL YIELD OF 6.7%







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