



The Assembly | Manchester | M1 5BY

Asking Price £260,000

The
**GOOD
ESTATE**
AGENCY

The Assembly | 1 Cambridge Street Manchester | M1 5BY Asking Price £260,000

2 BED, 2 BATH APARTMENT WITH BALCONY. Welcome to a splendid opportunity to acquire a spacious two-bedroom apartment situated in The Assembly at One Cambridge Street, Manchester. Perched on the 11th floor, this property offers a delightful blend of modern living and convenience, spanning an impressive 652 square feet.

Upon entering, you are greeted by a welcoming entrance hall that features a handy storage area. The heart of the home is the expansive open-plan living and dining room, which seamlessly flows into a contemporary fitted kitchen. This area is perfect for both entertaining guests and enjoying quiet evenings at home. From here, step out onto the west-facing balcony, where you can bask in the evening sun and take in the vibrant city views.

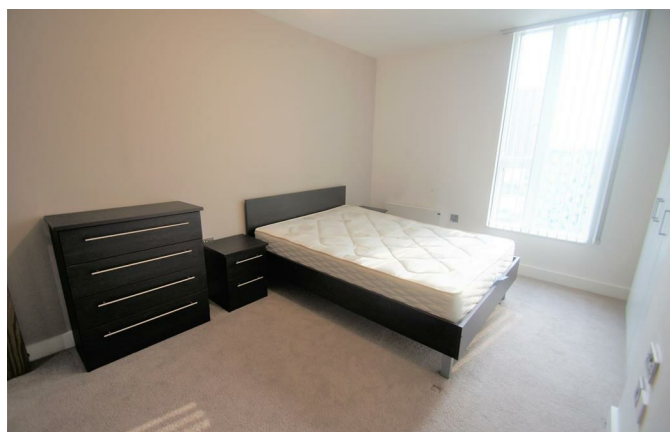
The apartment boasts a master bedroom complete with an en suite shower room, providing a private retreat. A second double bedroom offers ample space for guests or family, while the stylish house bathroom features a shower over the bath, catering to all your needs.

Residents of The Assembly benefit from a 24-hour on-site concierge, ensuring peace of mind and convenience. The location is truly exceptional, just a stone's throw from Manchester's new entertainment hub, First Street. You will find yourself within easy reach of Oxford Road, Spinningfields, Deansgate, and the inner ring road, allowing for quick access to the motorway network.

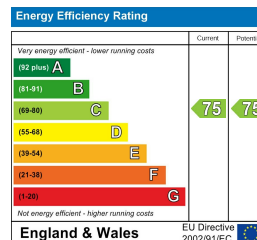
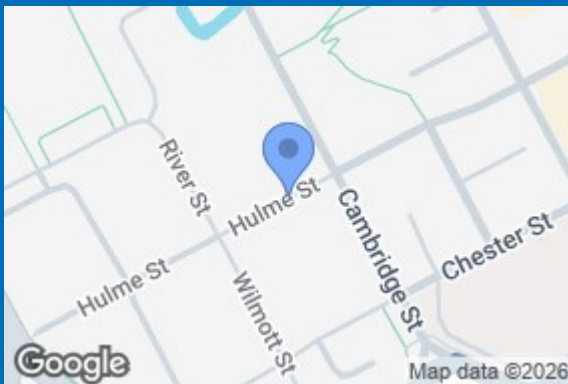
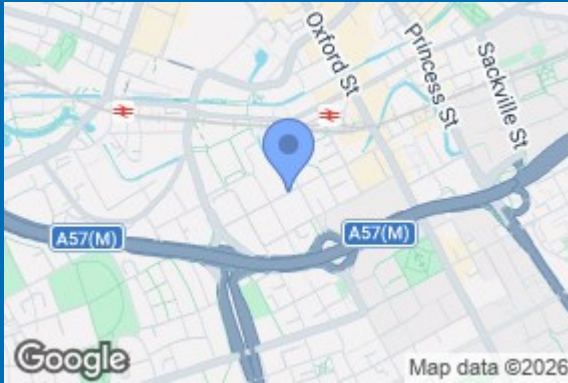
Currently let for £1,300pcm since 15/6/26, achieving a rental yield of 6%.

Additionally, an EWS1 Form is in place, providing reassurance regarding the building's safety. This apartment is not just a home; it is a lifestyle choice in one of Manchester's most sought-after areas. Do not miss the chance to make this remarkable property your own.

- TWO DOUBLE BEDROOMS
- 11TH FLOOR
- FITTED KITCHEN
- INTERCOM
- 24 HOUR CONCIERGE
- BATHROOM & EN SUITE
- SPACIOUS LIVING AND DINING ROOM
- 652 SQ FT
- BALCONY
- CLOSE TO OXFORD ROAD & FIRST STREET







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