



The Assembly, Cambridge Street

£275,000 Leasehold

2 bedroom apartment for sale

Description

A well-presented 2-bedroom, 2-bathroom apartment on the 17th floor of The Assembly, comes with a private balcony and offers spacious modern living in a highly convenient Manchester location.

The property features a bright and generous open-plan living and kitchen area, with floor-to-ceiling windows allowing plenty of natural light throughout. The living space is well proportioned and opens directly onto a private balcony, providing a great additional outdoor area. The kitchen is fitted with contemporary units and integrated appliances, finished to a modern standard.

There are two good-sized double bedrooms, both offering ample space for furnishings. The main bedroom benefits from a private en-suite shower room, while the main bathroom is located off the hallway and is fitted with modern fixtures and fittings.

Conveniently located just a stone's throw from First Street, and within easy reach of Oxford Road, Spinningfields, Deansgate and the inner ring road, the property is ideally positioned for access into Manchester city centre and the motorway network.

A wide range of shops, restaurants, bars, and transport links are all close by, making it well suited to both owner-occupiers and investors.



Council Tax Band: D

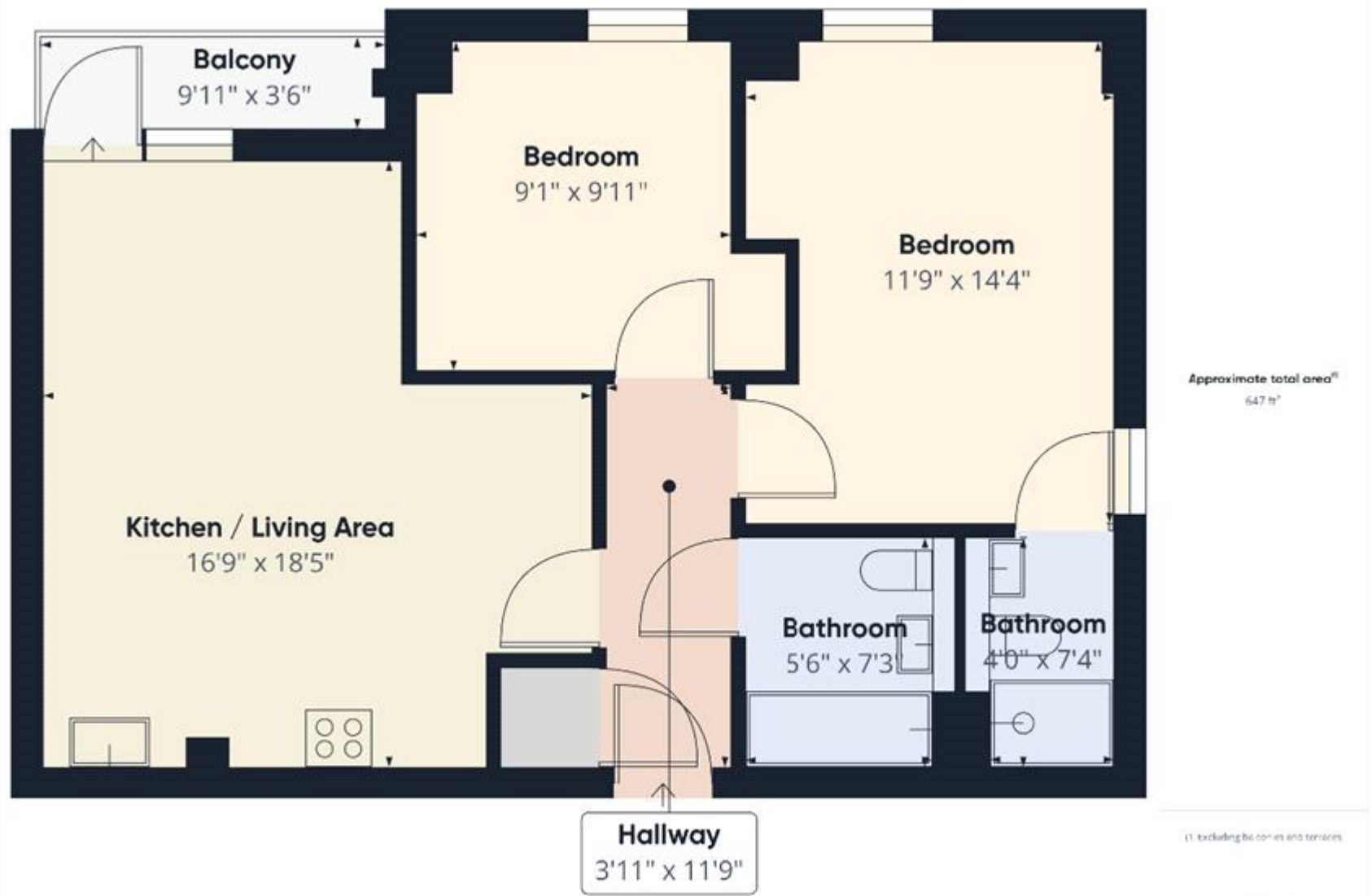
Tenure: Leasehold (240 years)

Ground Rent: £300 per year

Service Charge: £2,036.5 per year

Tenure

Leasehold



(1) Excluding balconies and terraces

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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