



One Cambridge Street, Manchester  
Offers In Excess Of £270,000

**Ascend**  
Built on higher standards



# One Cambridge Street, Manchester

Situated in the heart of Manchester, within the iconic and highly sought-after One Cambridge Street development, this larger-than-average two-bedroom, two-bathroom apartment offers an exceptional living space to suit a wide range of buyers!

Positioned on the second floor, the apartment boasts a spacious open-plan living room and kitchen, perfect for modern living and entertaining. The living area is notably larger than average, providing ample space for both relaxation and socialising. The fully fitted kitchen is contemporary and stylish, ideal for those who enjoy cooking in a sleek, functional environment.

The property features two generously sized double bedrooms, both benefiting from natural light and ample space for furniture. The master bedroom includes an en-suite shower room for added convenience, while the main bathroom offers a modern, well-appointed suite.

With a contemporary and modern feel throughout, this apartment is the epitome of city living. The property is sold with no onward chain, providing a hassle-free purchase. Currently tenanted at £1700 per calendar month, it also presents an attractive investment opportunity for buy-to-let investors.

Located in a prominent position amongst the Manchester skyline, One Cambridge Street is just a short walk from the vibrant cultural, retail, and dining offerings of the city centre, making this apartment an ideal choice for owner occupiers or investors alike.

\*Marketing images have been used for advertising purposes. Fixtures and fittings vary. A video walk through and floor plan of the exact property are available.

The information below has been provided by the current leaseholder:

LEASEHOLD  
Service Charge: £2000pa approx. Billed Biannually  
Building Insurance: £480pa  
Ground Rent: £300pa  
Ground Rent Increase: TBC  
Lease: 250 year lease from 2006  
EPC: B  
Council Tax Band: Manchester  
Building Management: Zenith

## Entrance Hallway

16.01 x 4.92 max (4.88m.0.30m x 1.22m.28.04m max)

Entrance via a front entrance door. Wood effect flooring, airing cupboard housing the hot water tank and plumbing for an automatic washing machine. Doors to;

## Living Room & Dining Kitchen

30.87 x 13.11 max (9.14m.26.52m x 3.96m.3.35m max )

Large open plan living room with door opening to private balcony. Fully fitted kitchen with integrated appliances, space for a dining table, wall mounted electric heater. Rear aspect double glazed window, continuation of the wood effect flooring.

## Master Bedroom

18.87 x 9.93 max (5.49m.26.52m x 2.74m.28.35m max)

Rear aspect double glazed window.

## En Suite Shower Room

Furnished with a three piece suite comprising: walk in shower cubicle, wall mounted wash hand basin and a low level WC. Tiled walls, tiled flooring.

## Bedroom Two

14.5 x 9.07 max (4.27m.1.52m x 2.74m.2.13m max)

Rear aspect double glazed window. Access to the balcony.

## Bathroom

Furnished with a three piece suite comprising: Pannelled bath with wall mounted shower over and shower screen, wall mounted wash hand basin and a low level WC. Tiled walls, tiled flooring.

## Property information

This property is currently tenanted on a fixed term agreement at £1700pcm, which expires in August 2025. Net yield is estimated at 6.52%

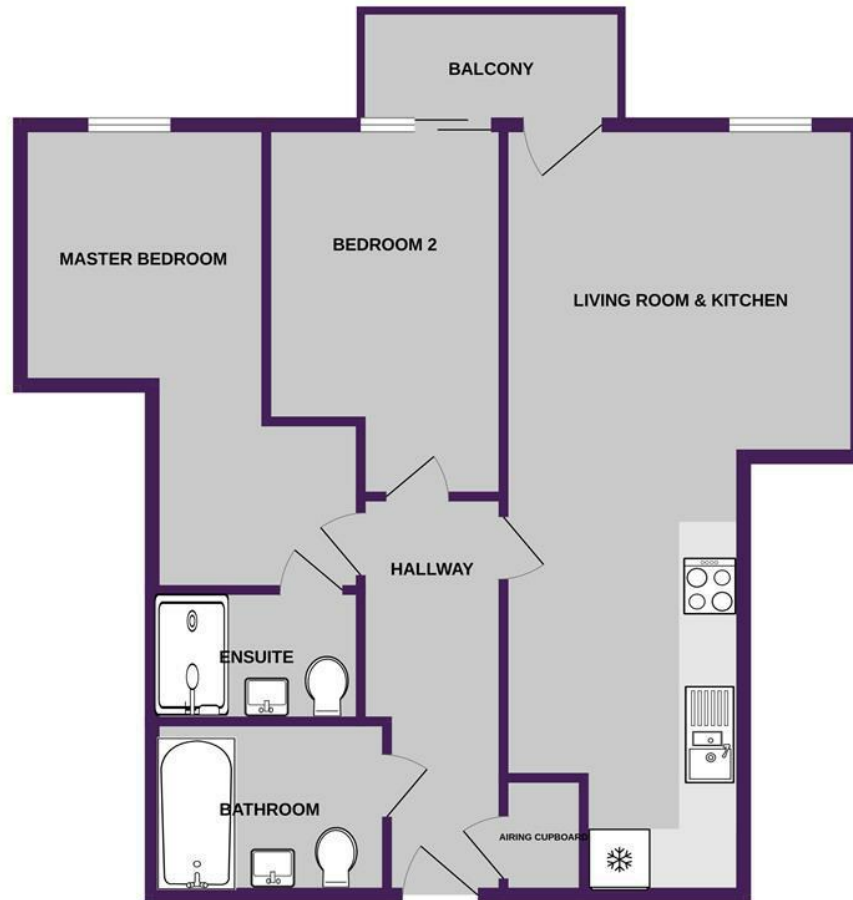
## LEASEHOLD

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

847 sq.ft. (78.7 sq.m.) approx.



TWO BEDROOM, 2ND FLOOR APARTMENT

TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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