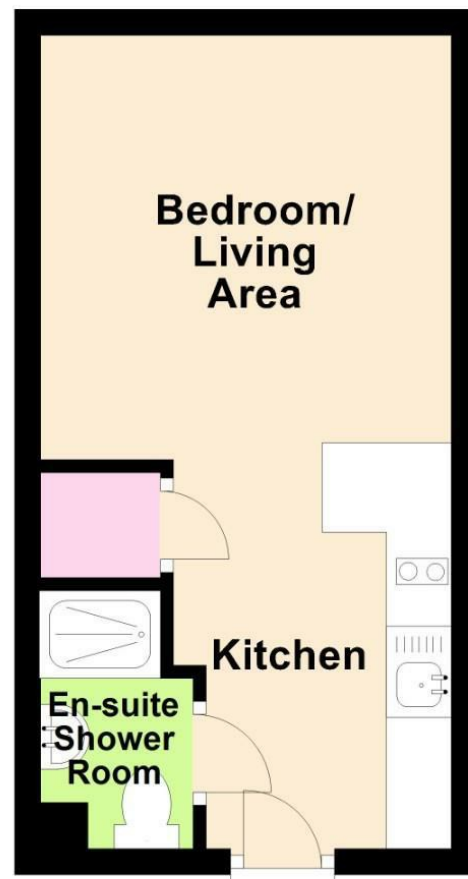
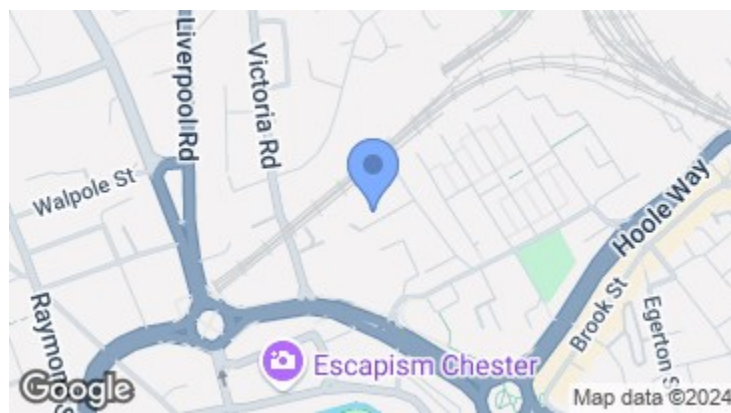


**First Floor**

Approx. 19.8 sq. metres (213.3 sq. feet)

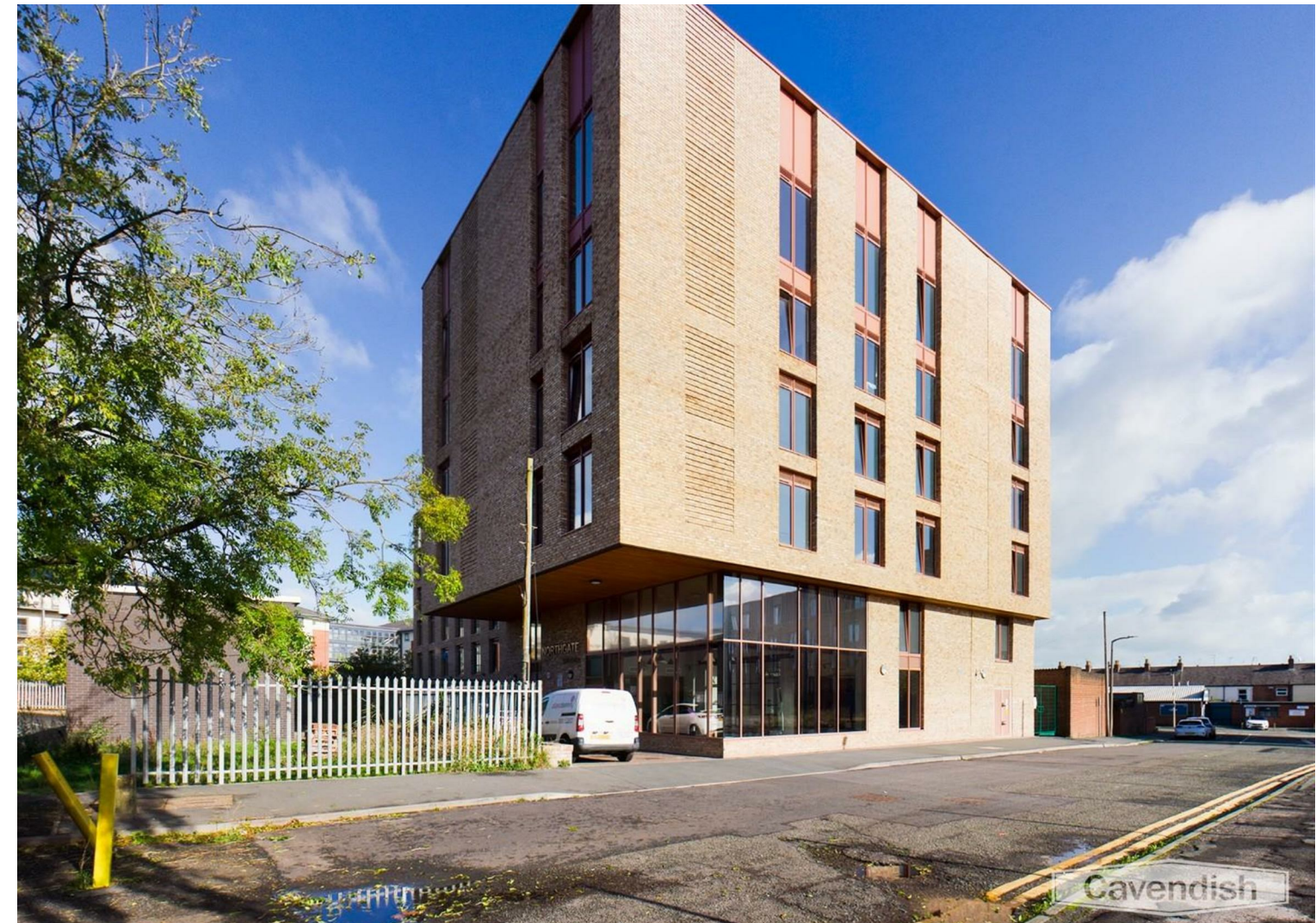


Total area: approx. 19.8 sq. metres (213.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



**18 Northgate Studios**  
Trafford Street, Chester, Cheshire,  
CH1 3GW

**Asking Price**  
**£55,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

**\* INVESTMENT OPPORTUNITY \*** A modern studio apartment forming part of a student specific accommodation development close to University of Chester, Chester city centre and the Chester Railway Station. This studio is located on the first floor and is finished to a modern standard with a fitted kitchen and integrated appliances, bedroom/living area and en-suite shower room. Within Northgate Studios there is also a reception area, a communal area to socialise and study, bike store and laundry. The building is fully managed by Student Facility Management.





## NORTHGATE STUDIOS

The rooms at Northgate Studios are tastefully furnished keeping in mind the comfort of the students. The accommodation comes well equipped with a double bed and kitchen with hob, microwave combination oven, and fridge. Residents can socialise with each other in the communal areas. The building also offers 'state of the art' security features like CCTV and swipe-card access.

## LOCATION

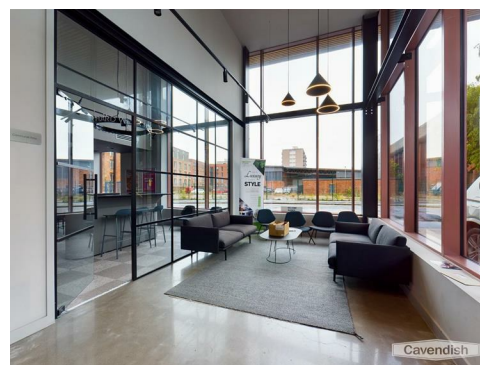
Northgate Studios are located close to the city centre, the University of Chester, the bus interchange and Northgate Arena Leisure Centre. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the cities main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which includes the recently opened 'Storyhouse' theatre/cinema, health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

## AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

## RECEPTION



Communal entrance door with intercom, individual letter boxes for each studio, glazed door to communal area, and staircase and lift access to the upper floors.

## COMMUNAL AREA



With raised study area, seating, kitchenette and cinema room.

## FIRST FLOOR

Door to Studio 18.

## LIVING/BEDROOM/KITCHEN

6.25m maximum x 3.18m narrowing to 1.85m (20'6" maximum x 10'5" narrowing to 6'1")

A large open-plan room with wood effect flooring.

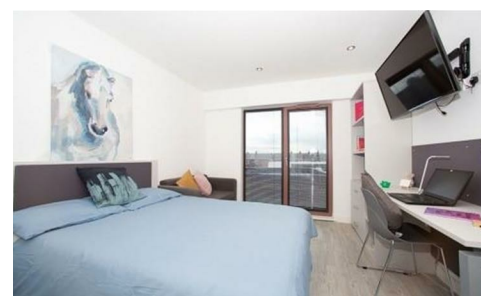
## KITCHEN AREA



Fitted with a range of modern kitchen units with worktop incorporating a breakfast bar area. Integrated combination microwave oven and fridge, fitted two ring ceramic hob with extractor above and single bowl stainless steel sink unit with chrome mixer tap and splash-back. Recessed LED ceiling spotlights, mains connected smoke alarm, extractor, under-cupboard light. Door to built-in storage cupboard with hanging rail and shelf, and contemporary glass door to the En-Suite Shower Room.



## BEDROOM/LIVING AREA



Fitted desk, chest of drawers and shelving, wall mounted electric heater, full height double glazed window with venetian blinds,

recessed LED ceiling spotlights, wall mounted television, bed with headboard, mattress and bedside unit, and sofa.



## EN-SUITE SHOWER ROOM



White suite comprising: shower enclosure with wall mounted mixer shower and folding glazed door; wall mounted wash hand basin with mixer tap; and wall hung WC with concealed dual-flush cistern. Tiled walls, extractor, two recessed LED ceiling spotlights, vinyl flooring, and fitted wall mirror.

## AGENT'S NOTES

\* Council Tax Band A - Cheshire West and Chester.

\* Tenure - understood to be Leasehold. Remainder of 250 year term.

\* The studio is furnished with double bed, desk, sofa and kitchen with integrated appliances.

\* All bills (electric, water and wi-fi) are included within the rent.

\* 18 Northgate Studio is a 'Bronze' studio.

\* Northgate Studios and Northgate Point are managed by 'Student Facility Management Ltd'.

\* The studio is let from 14.09.24 to 05.09.25 at £157 per week

\* Service Charge: Annual service charge £2131.34 (20224/2025).

\* We are advised that the management fee is 9.9%.

\* Ground Rent - £358.98 (2024).

\* The photographs are for illustration purposes only and are not specifically the studio that is being offered for sale.

## DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout and proceed straight across onto St Oswalds Way, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole along Hoole Way, and at the traffic lights turn left into Black Diamond Street, which leads into St. Anne Street. Then take the turning right after Cornwall Street into Trafford Street. Then take the turning left and Northgate Studios will be found after a short distance on the right hand side.

## VIEWINGS

By appointment through the Agents Chester Office 01244 404040

PJS/CC

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.