

10, Northgate Point Trafford Street, Chester, CH1 3HP

Cavendish

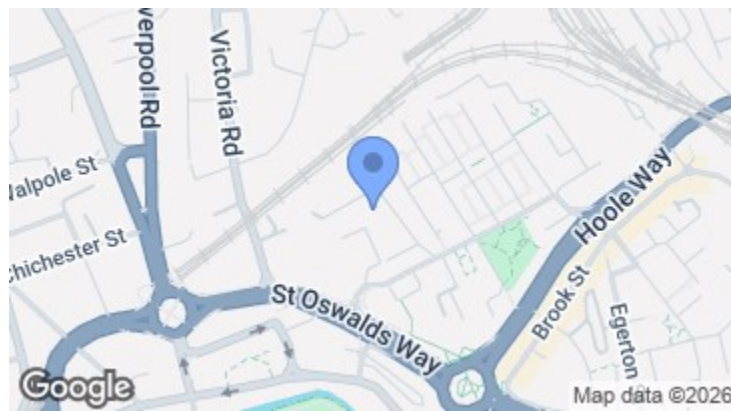
ESTATE AGENTS

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www.cavendishproperties.co.uk



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Chester,
CH1 3HP

Price
£50,000

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.



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SUMMARY

* 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 ground 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 Point 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.

This studio at Northgate Point, presents an exceptional opportunity to acquire a fully managed, high-yielding student investment for just £50,000. With potential for rental growth next academic year, strong tenancy history, and nearly a decade of proven performance in the development, this is a compelling option for investors seeking hands-off income in a secure, purpose-built asset.

LOCATION

Northgate Point is 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 with

FINANCIAL OVERVIEW:

Current Rental Income (2025/26)
 * £170.00 per week - Apt 10
 * 51-week tenancy.
 * Annual income: £8670.

Next Academic Year (2026/27)
 * Marketed rental level: £184.00 per week

* 51-week estimated income: £9,384.
 This provides immediate upside potential for the next cycle, with rental uplift already forecast.

OUTGOINGS:

* Service Charges: £2645.81 per annum.
 * Management Fees: 10.20% plus VAT
 * Equivalent to £884.34 + VAT per annum (based on current rent) (£1,061.21 including VAT).
 * Ground Rent: £TBC per year (1.9.25 to 31.8.26).

DEVELOPMENT HIGHLIGHTS

* Premium student accommodation block located close to the University of Chester
 * Modern, fully furnished studios with private kitchenettes and en-suite bathrooms
 * Professional on-site and block management
 * High occupancy rates historically
 * Proven rental demand supported by Chester's strong student population
 * Designed specifically for long-term investment stability
 Northgate Point continues to deliver consistent occupancy, strong rental levels, and low void risk, key factors for any investor targeting reliable yield performance.

FURTHER INFORMATION

* Northgate Studios and Northgate Point are managed by Student Facility Management Ltd.
 * Bills to include: electric, water and wi-fi are included within the rent.
 * The property is a Classic Studio on the ground floor.
 * The photographs are for illustration purposes only and are not specifically the studio that is being offered for sale.

WHY INVEST IN CHESTER?

Why Invest in Chester Student Property?
 * Chester offers a resilient student market with thousands of full-time students
 * Limited supply of high-quality student studios in comparison with demand
 * Long-term rental stability regardless of wider economic conditions
 * Attractive purchase price points enabling high yields and accessible entry for investors

PROPERTY FEATURES

Central Heating
 Common Room
 Vacuum Cleaner
 WiFi

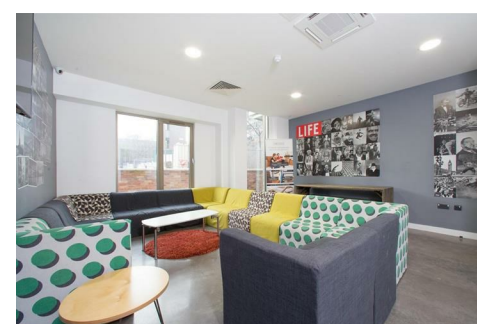
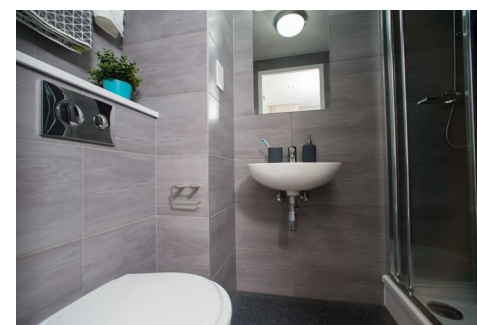
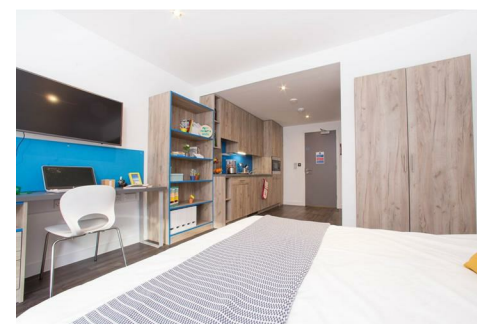
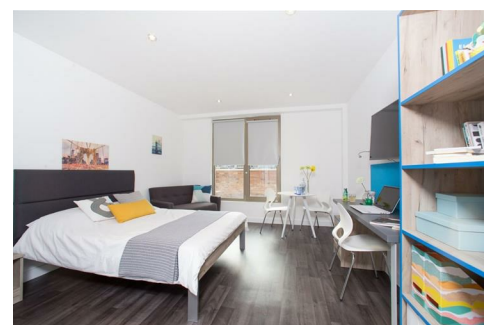
Cooker
 Freezer
 Fridge
 Microwave/Oven
 Desk & Chair
 Double Bed
 En Suite
 Lockable Bedroom
 24h Security
 CCTV
 Fob Entry System
 On Site Maintenance
 Laundry Room
 Post Room

TENURE

To be confirmed. Awaiting further information.

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 Point will be found on left hand side.



this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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.

***EXTRA SERVICES - REFERRALS**

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.

VIEWINGS

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of