

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

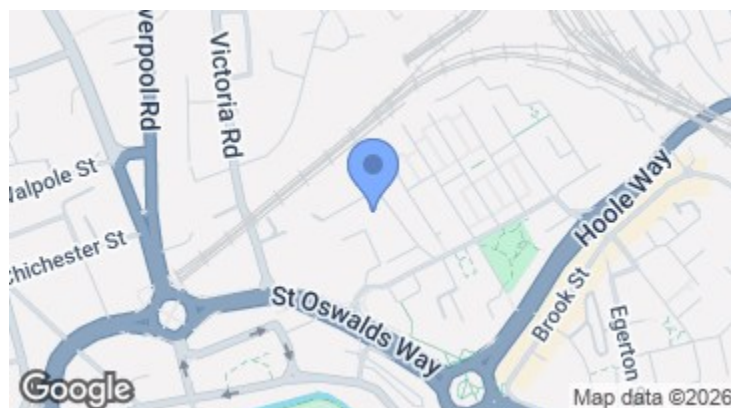


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
	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			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

10, Northgate Point Trafford Street  
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

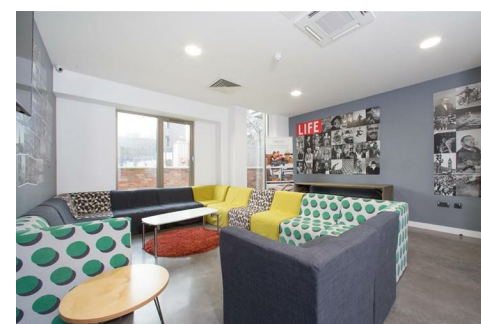
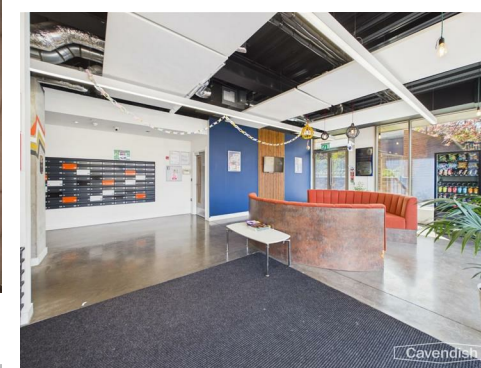
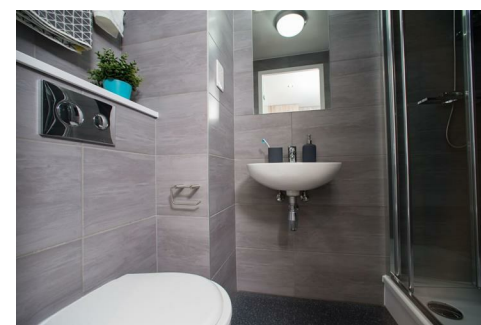
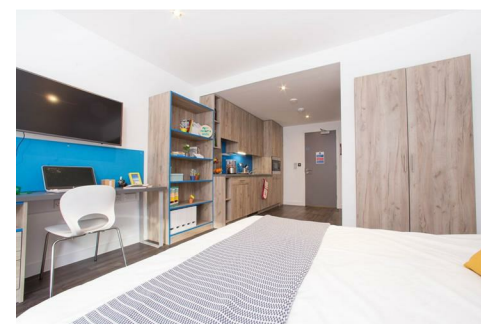
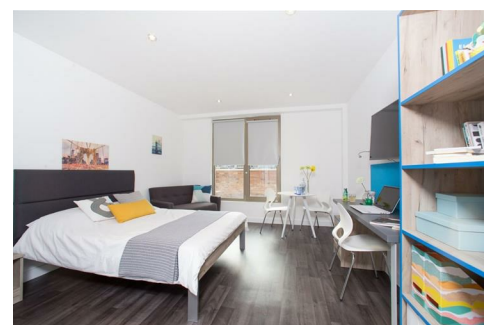
Cooker  
 Freezer  
 Fridge  
 Microwave/Oven  
 Desk & Chair  
 Double Bed  
 En Suite  
 Lockable Bedroom  
 24h Security  
 CCTV  
 Fob Entry System  
 On Site Maintenance  
 Laundry Room  
 Post Room

**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.



anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to