

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

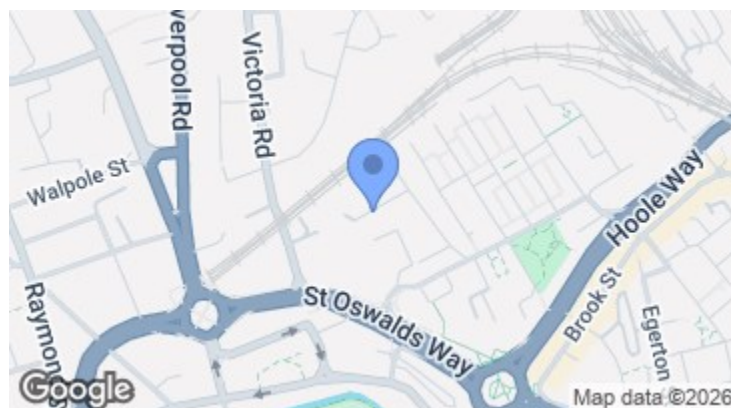


14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

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		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		

**7, 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.

**\* 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.



www.cavendishproperties.co.uk

**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 7.

\* 51-week tenancy.

\* Annual income: £8670.

Next Academic Year (2026/27)

We are advised that the property is let for the academic year 2026/2027.

Tenancy End Date: Friday 3rd September 2027

Tenancy Term: 51 weeks

Contract Value: £9,384.00

Agreed Payment Schedule: 4 Instalments

**OUTGOINGS:**

\* Service Charges: £2645.81 per annum.

\* Management Fees: 10.20% plus VAT.

\* Equivalent to £884.34 + VAT per annum (based on current rent).

\* Ground Rent: £TBC per year (1.9.25 to 31.8.26).

**DEVELOPEMENT 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

**TENURE**

Tenure: Leasehold. 250 year term commencing 01/10/2015.

**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

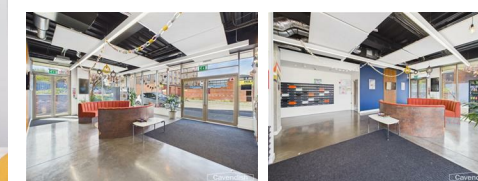
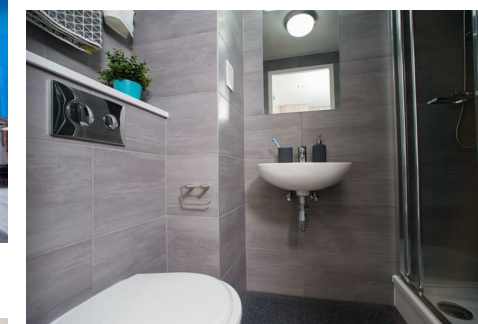
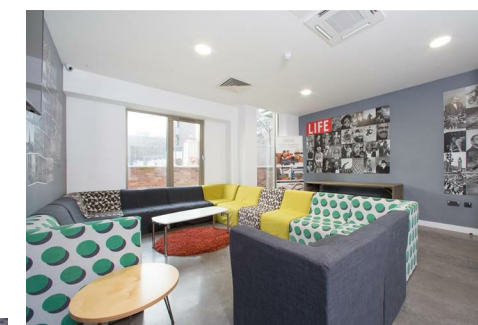
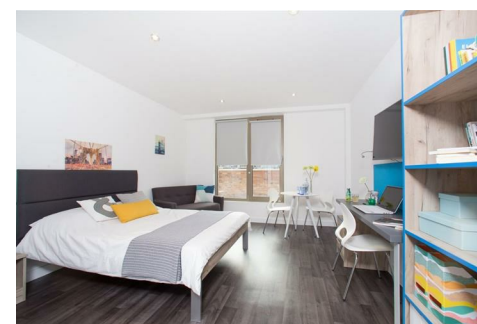
On Site Maintenance

Laundry Room

Post Room

**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 REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of 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**