

NORTHGATE STUDIOS, TRAFFORD STREET, CHESTER, CH1 3GW

GUIDE PRICE £45,000

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Modern student studio near Chester city centre, fully managed, with kitchen, shower room, and communal spaces - ideal hands-off investment.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

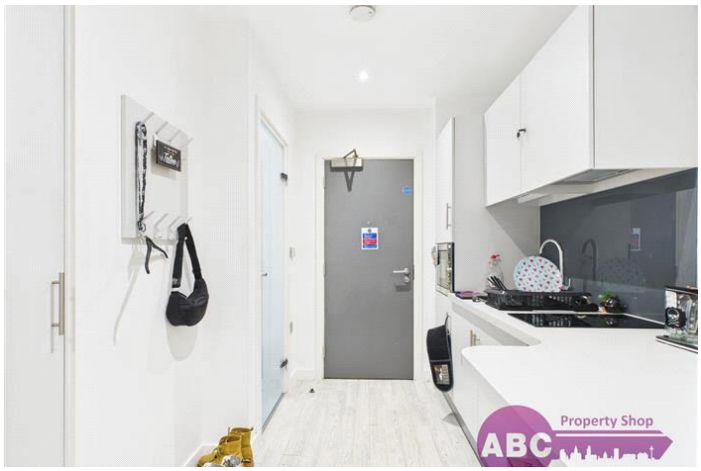




- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000
- Modern Student Studio Apartment
- Fully Managed - Hands Off Investment
- Walking Distance to Chester City Centre
- Communal Spaces
- Viewings By Appointment Only









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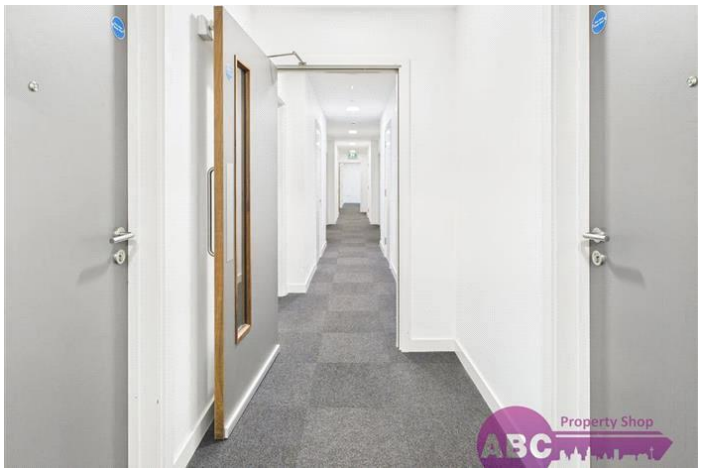
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Currently let at £164 per week, this contemporary studio apartment offers an excellent opportunity for investors targeting the student market. Conveniently located near Chester City Centre and just a short walk from the train and bus stations, it provides easy access to local amenities including shops, bars, restaurants, the racecourse, Grosvenor Park, and the River Dee.

Situated within a purpose-built student accommodation development, the property is fully managed by Student Facility Management, offering a hassle-free, hands-off investment. However, the leaseholder retains the flexibility to appoint a different management company if preferred.

Designed with student living in mind, the studio features a modern kitchen and private shower room. Residents also benefit from access to a variety of communal spaces designed for socialising, studying, and relaxing.

Auctioneers Additional Comments

Pattinson Auction are working in partnership with ABC Property Shop (the marketing agent) on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

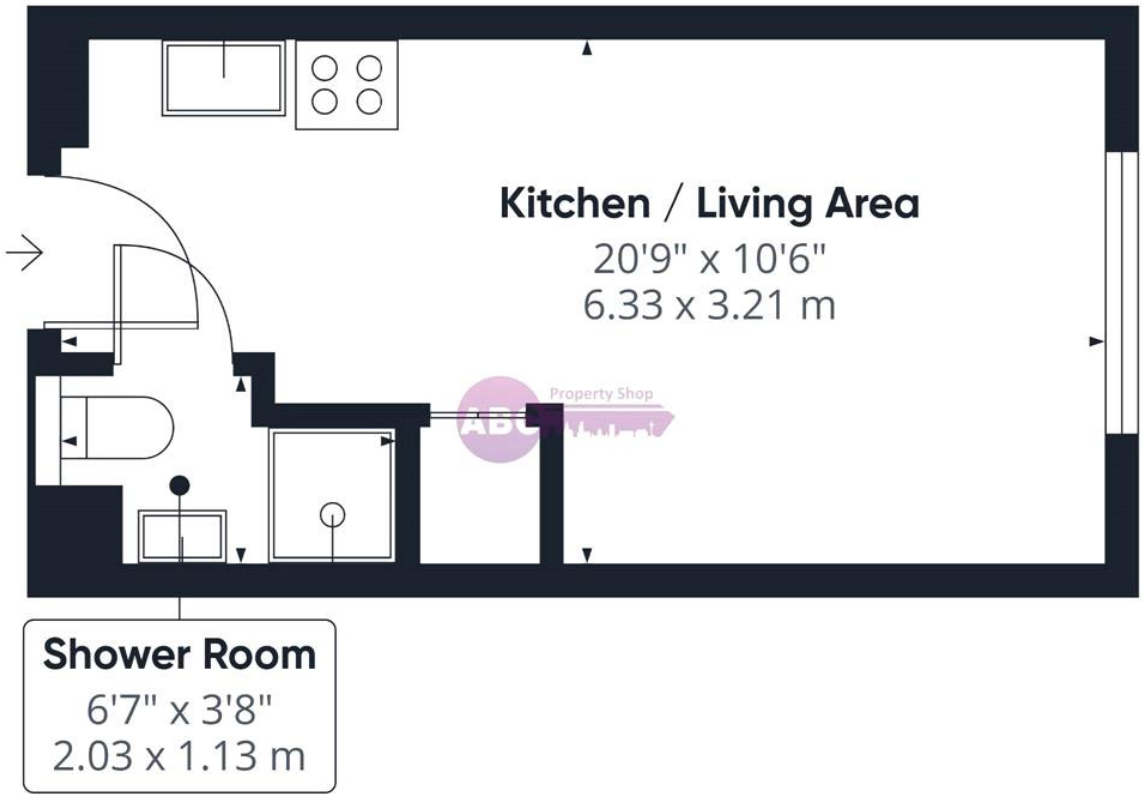
Council Tax Band: A
Tenure: Leasehold (242 years)
Ground Rent: £350 per year
Service Charge: £2,130 per year
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains

Kitchen/Lounge
w: 3.21m x l: 6.33m (w: 10' 6" x l: 20' 9")
Studio with generous living and sleeping space, kitchenette with electric hob, oven, worktops and units. Laminate flooring throughout and electric heating.

Bathroom
w: 1.13m x l: 2.03m (w: 3' 8" x l: 6' 8")
WC, Basin with Mixer Tap, Shower Unit.

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Approximate total area(1)
211 ft²
19.6 m²

(1) Excluding balconies and terraces

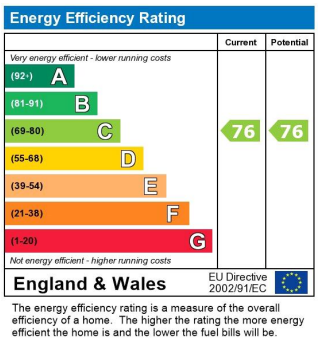
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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