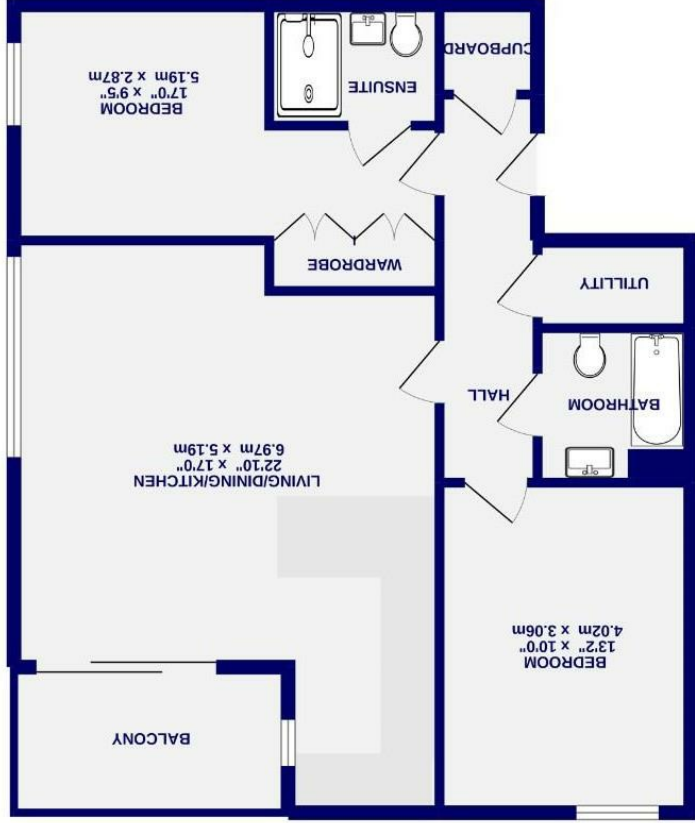


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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- EPC B
- Chain
- Offered with No Onward
- Balcony & Allocated Parking
- Two Bathrooms
- Two Double Bedrooms
- Modern Apartment
- Council Tax Band - E

Cocoa House  
Clock Tower Way,  
YO23 1PP  
Leasehold



GROUND FLOOR  
752 sq. ft. (69.9 sq. m.) approx.



Cocoa House  
Clock Tower Way, York  
YO23 1PP

£325,000



Located within the popular Chocolate Works development, close to York Racecourse, the Knavesmire and the much-acclaimed Bishopthorpe Road, with its array of local amenities, is this two double bedroom first floor apartment. Offered in excellent condition throughout, the property provides contemporary living accommodation which, thanks to its open-plan design, feels particularly spacious.

The internal accommodation comprises an entrance hall leading to the true hub of the home, a high-specification open-plan kitchen, dining and living area, with patio doors opening onto a balcony. The kitchen features a range of contemporary wall and base units, integrated appliances and an induction hob, all complemented by stylish quartz worktops. There are two double bedrooms, with the principal bedroom benefiting from an en suite shower room, in addition to a house bathroom. The property also benefits from black out blinds, underfloor heating throughout and useful storage/utility cupboards.

Externally, there is an allocated parking space and a cycle store. Offered with no onward chain, early viewing is highly recommended.

Leasehold  
Lease Length 992 Years Remaining  
Ground Rent £250 per annum  
Review Dates 2035  
Service Charge £1,781.66 per annum

Council Tax Band E

