



Navigation Road City Centre, York YO1 9AE

£175,000



A stylish first floor studio apartment forming part of the beautifully converted Cocoa Suites development, ideally positioned on the banks of the River Foss within York city centre. Currently operating as a popular holiday let through Stays York, the property achieves approximately 80% occupancy, with gross income figures of around £22,000 per annum, making it an excellent opportunity for investors seeking an established city centre rental.

The apartment has been thoughtfully designed to maximise the available space and offers contemporary, well presented accommodation throughout. The open plan living area incorporates a modern fitted kitchen with elegant quartz worktops, luxury tiled flooring and a charming bistro dining space.

A wall mounted double bed can be folded away when not in use, creating a flexible and spacious living area, complemented by a wall mounted smart television. The accommodation is completed by a stylish, fully tiled shower room featuring a walk in wet room style shower.

Combining an attractive riverside setting with immediate access to York's extensive shops, restaurants, attractions and transport links, Cocoa Suites 52 is superbly placed for the city centre. Its established popularity as a holiday let, strong occupancy levels and proven income make this an appealing turnkey investment opportunity, with early viewing highly recommended.

Leasehold
Length of lease- 192 years remaining
Ground rent - £300 PA
Ground rent review period- Fixed
Service Charge- £1,852 PA





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Leasehold
Council Tax Band - B

- First Floor Apartment
- River Views
- Popular Holiday Let
- Modern Kitchen and Bathroom
- No Onward Chain
- Gross Income Approximately £22,000
Per Annum
- EPC D

FIRST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 284 sq.ft. (26.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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