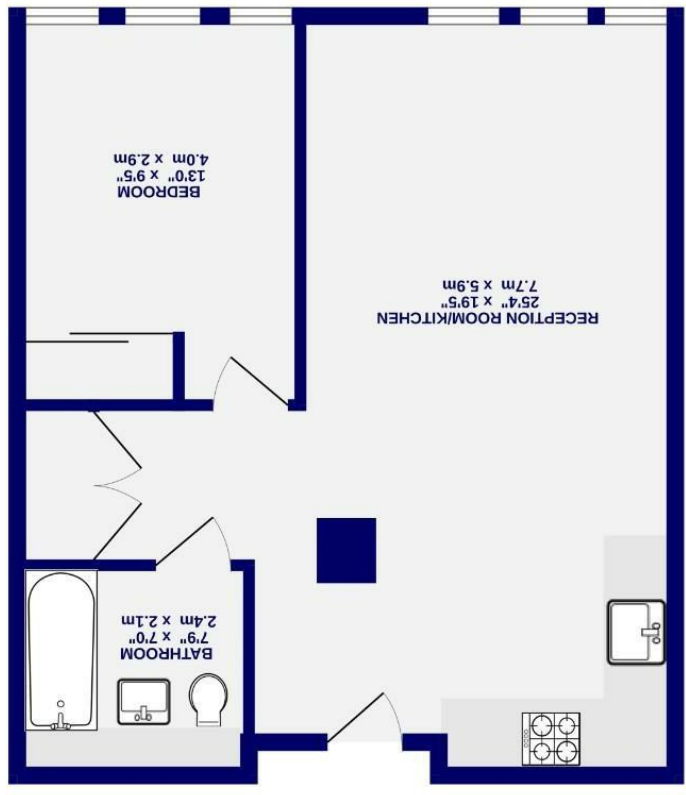




The Cocoa Works, Haxby Road, York, YO31 8TA

Leasehold
Council Tax Band - New Build

- A Second Floor Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store
- Coming Soon
- East Facing View
- Open Plan Living/Dining/Kitchen
- Parking Spaces and Electric Parking Spaces
- Available
- EPC TBC



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 only 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.

The Cocoa Works,
Haxby Road, York
YO31 8TA

£232,950



This second fifth floor apartment offers a unique blend of modern living and historic charm, set within the renowned Cocoa Works development. Located in the iconic former Rowntree's chocolate factory on Haxby Road, this wonderful property enjoys windows overlooking the east aspect and boasts a contemporary design within this historic building.

Developed by Latimer, part of the Clarion Housing Group, The Cocoa Works is known for its superior craftsmanship and offers residents exclusive amenities such as a coworking space in the historic Joseph Rowntree building, immaculately landscaped communal gardens, and a concierge service.

A short walk from the city centre, York's nationally connected railway station, and a range of local amenities, this apartment is conveniently placed for a variety of buyers.

The property comprises an open plan kitchen, living, and dining area, with large windows allowing light to flood through. The kitchen offers a range of dark wall and base units, with under-counter lighting, black fixtures and fittings, and a variety of Bosch integrated appliances.

In addition to the double bedroom, the apartment is completed by a contemporary bathroom. A Crittall style shower screen adds an industrial chic touch, while the bath is framed in sleek matte black, equipped with a Vado thermostatic overhead and handheld shower.

Leasehold
Lease Length 999 years remaining
Ground rent £0 PA Fixed for the life of the lease
Service Charge Approximately £1,584 PA

Parking spaces available by separate negotiation

