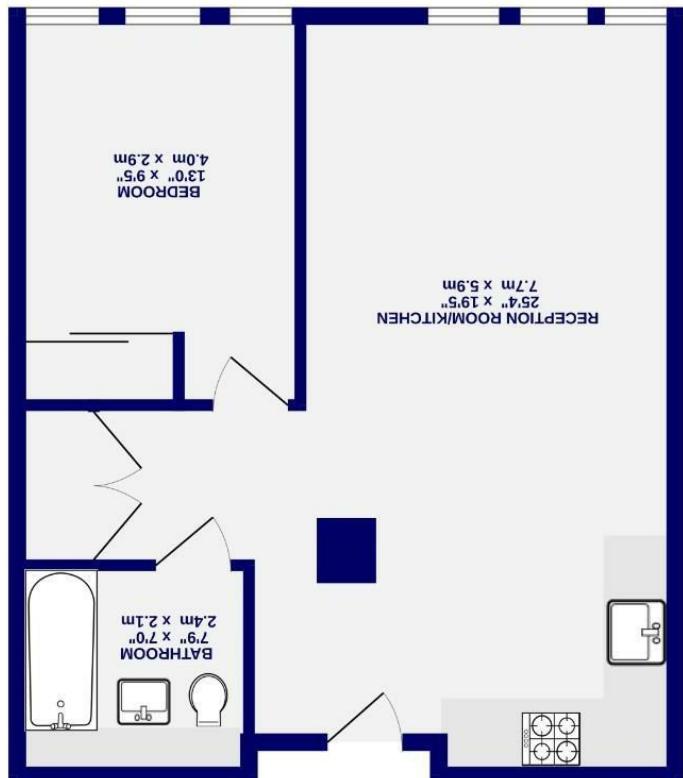
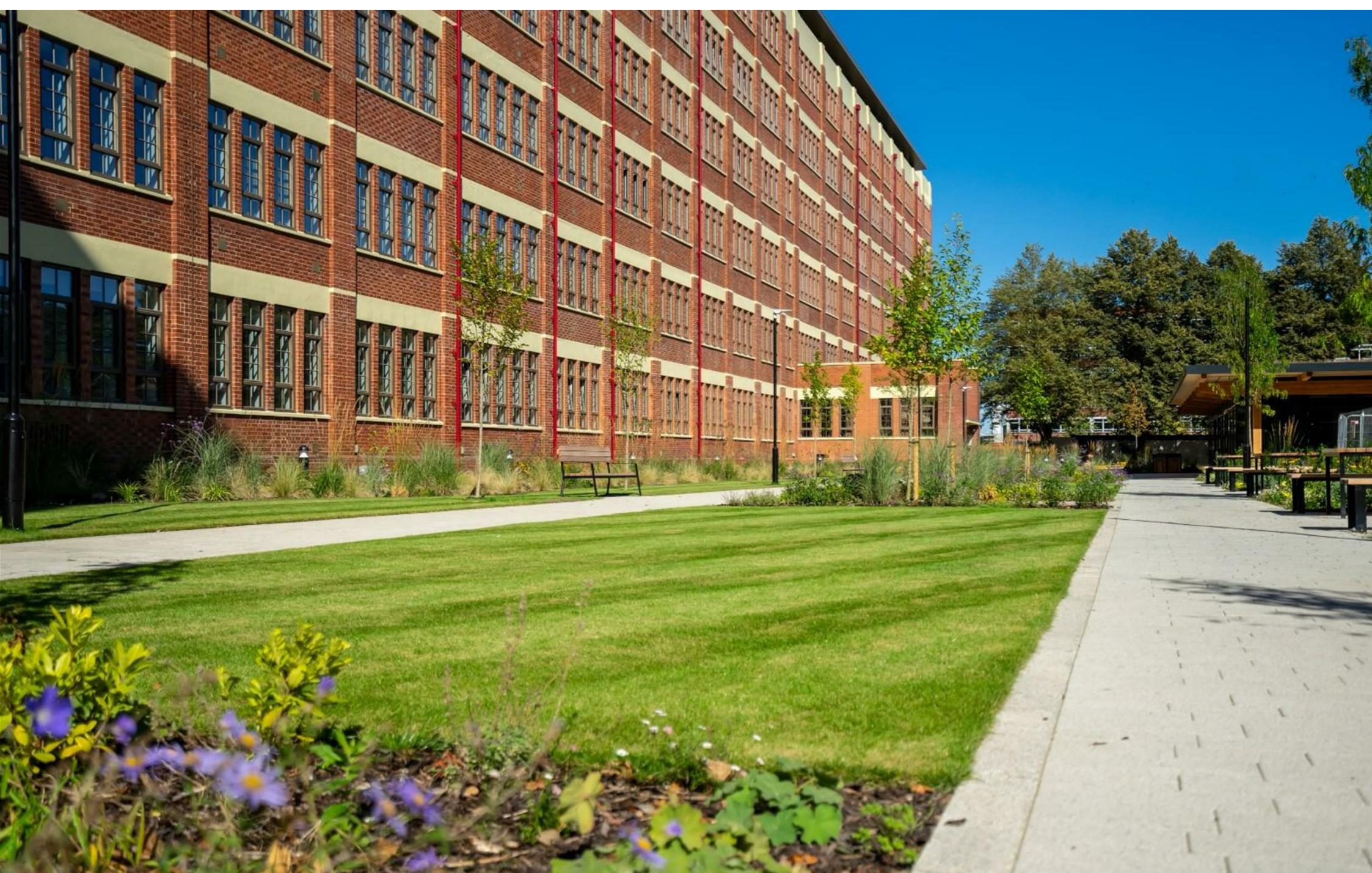


- A Second Floor Apartment
- Luxury Design in The Sougght After Cocoa Works
- On site Restaurant and Convenience Store
- Coming Soon
- East Facing View
- Open Plan Living/Dining/Kitchen
- Parking Spaces and Electric Parking Spaces
- Available
- EPC TBC



# The Cocoa Works, Hatchby Road, York YO31 8TA



The Cocoa Works,  
Haxby Road, York  
YO31 8TA

£232,950

 1  1

This second fifth floor apartment offers a unique blend of modern living and historic charm, set within the renowned Cocoa Works development. Located 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\*\*

