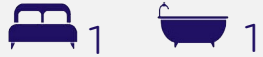




# Cocoa Suites

Navigation Road, York  
YO1 9AE

£230,000



Discover the epitome of luxury city centre living in this tastefully modernised one-bedroom apartment, located in the prestigious Cocoa Suite development within Rowntree Wharf. This former mill, now a beautifully regenerated building, offers a unique blend of historic charm and contemporary elegance whilst only being a short walk away from the city centre.

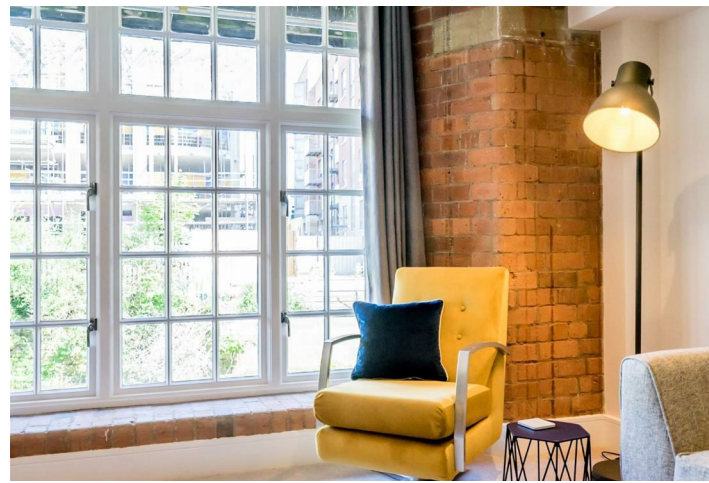
This is one of the larger one-bedroom properties in the development, boasting over 500 sq ft of living space. The apartment is offered furnished with an exceptionally high specification which is sure to appeal to first time buyers, investors or if you are simply looking for a bolt hole here in York.

**Holiday Let Option:** The apartment is currently used as a holiday let, offering an excellent opportunity for generating rental income when not in use, as such the property will be sold with all Furniture Fixtures and Fittings in place.

Lease Length - 999 years with 994 remaining  
Service Charge - £3592 p.a  
Reviewed Annually  
Ground Rent £300 p.a.  
Reviewed After 10 Years and Based on RPI

**Agents Notes:** Please note that this property is being sold on behalf of family member of an employee of Ashtons Estate Agents.

Council Tax Band



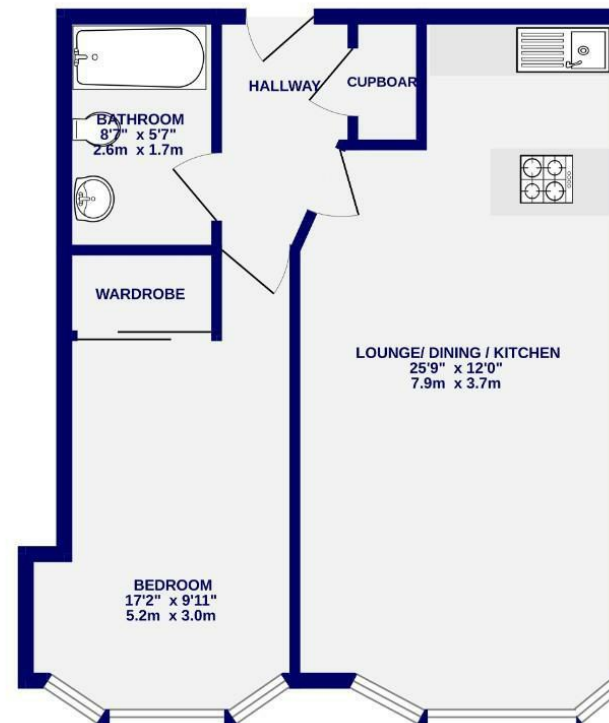


# Cocoa Suites Navigation Road, York YO1 9AE

Leasehold  
Council Tax Band - C

- First Floor Apartment
- One Bedroom
- River Views
- Current Holiday Let
- Period Features
- Within The City Walls
- EPC F

GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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. It is included in the plan the garage/porch area will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. The 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.  
Made with Metapix 02024

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.