



- Studio Apartment
- Perfect Holiday Let
- Modern Shower Room
- Studio Living / Sleeping Area
- EPC- D



- Views Over River Foss
- Well Presented
- Fitted Kitchen
- Iconic Building

This FANTASTIC HOLIDAY LET OPPORTUNITY has views overlooking the River Foss.

The property forms part of the exclusive Cocoa Suites development and was tastefully converted in 2018.

Situated within this iconic building and located in the city centre, this immaculate first floor studio apartment comprises; entrance hallway which has a large storage cupboard and gives access to a separate modern shower room and open plan studio living space with fitted kitchen.

The communal areas and gardens are maintained to a high standard and the location of this development is perfectly placed for quick and effortless access to Fossgate, with its vibrant restaurants and bars.

This is a stylish property for those who enjoy the buzz of the city centre, as well as being an excellent investment property.

Length of lease: 991 years remaining ending on 30th November 2014

Ground rent - £600 p.a.

Ground rent review period - tbc

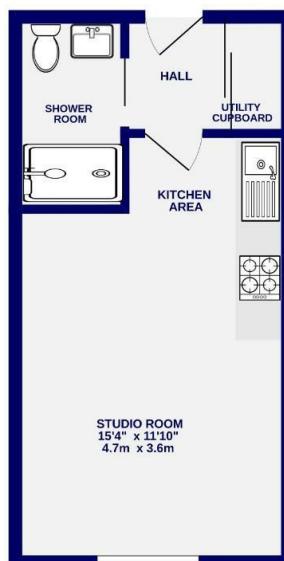
Service charges - £2107.20

Service charge review period - tbc

Council Tax Band B



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 280 sq ft. (26.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency can be given.
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