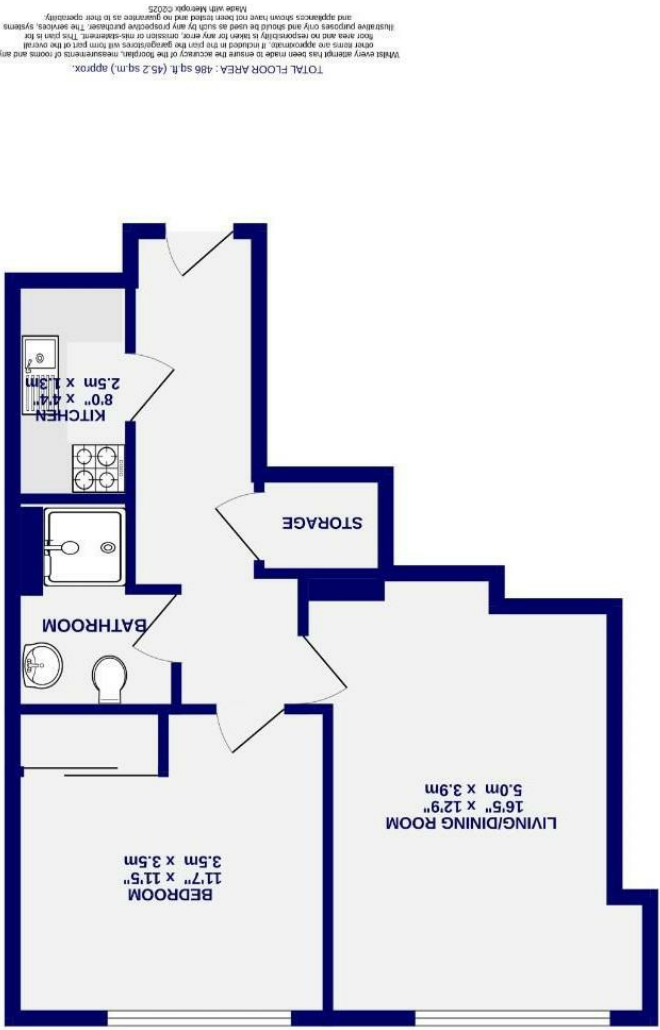




Navigation Road , York YO1 9AE

Leasehold
Council Tax Band - Exempt

- First Floor Apartment
- Modernised & Well Presented
- Currently Operating As A Holiday Let
- River Views
- Period Features
- City Centre Location
- EPC E



TOTAL FLOOR AREA - 486 sq. ft. (45.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and other areas are approximate. It is recommended that prospective purchasers obtain their own measurements and verify the accuracy of the layout. The plan is for illustrative purposes only and should not be used as a basis for any contract. The plan is for illustrative purposes only and should not be used as a basis for any contract. The plan is for illustrative purposes only and should not be used as a basis for any contract.

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 statements contained in these particulars 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 property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Navigation Road
, York
YO1 9AE

Offers Over £210,000



A one bedroom first floor apartment, set within Rowntree Wharf, a striking Grade II listed former mill, the Cocoa Suite development enjoys a prime riverside setting just a short stroll from York's historic centre.

Currently operating as a successful holiday let, this superb apartment offers a proven income stream and would equally make an ideal first-time purchase or city centre base.

Stylishly modernised throughout, the apartment boasts a bespoke fitted kitchen, an open-plan living and dining area, a well-proportioned double bedroom with fitted wardrobes, a useful storage/utility cupboard, and a contemporary shower room.

Offered fully furnished and ready to enjoy, this apartment represents an outstanding opportunity for those seeking a second home, investment, or stylish city living in one of York's most iconic developments.

Leasehold
Length of lease- 989 years remaining
Ground rent - £300 per annum
Ground rent review period- 2036
Service Charge- £1,332.28 per annum
Reserve Fund Contribution - £483.68 per annum

Council Tax Band- Exempt- Business Rates

