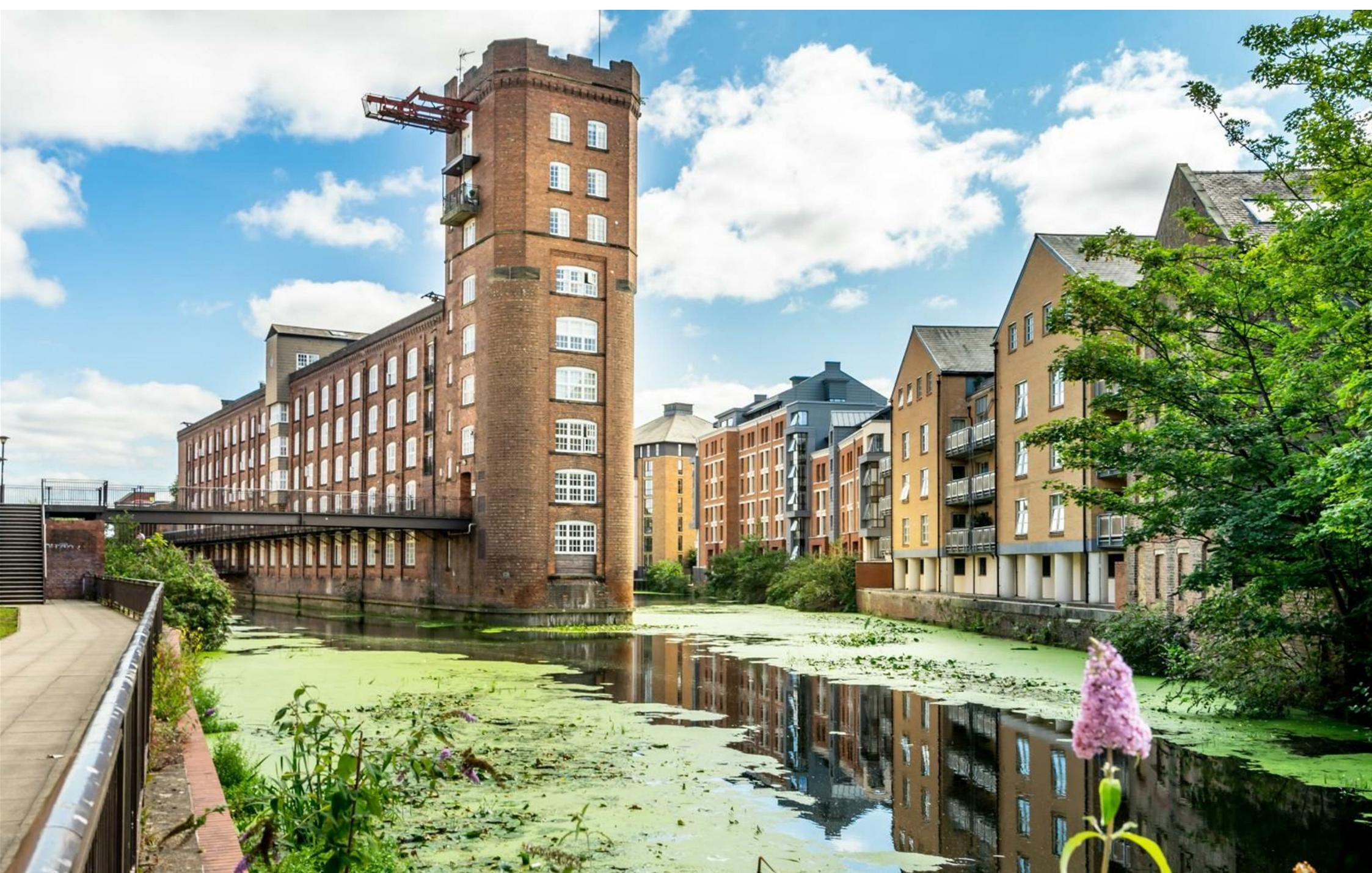


information. We have not tested any services, applications or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any measurements or distances referred to in these particulars should be satisfied by these particulars by inspection or by otherwise. Any floor plans or diagrams are given as a guide only and are not precise. Purchasers must satisfy themselves 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 in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Ideal Holiday Let Or Second Home
- Private Secure Parking
- Two Double Bathrooms
- Two En suite Bathrooms
- Period Features
- Recent Modern Conversion Of
- Ionic Building
- EPC E

Leasehold Council Tax Band - Exempt

YQ1-9AE
Navigation Road,
Cocoa Suites



Cocoa Suites
Navigation Road, York
YO1 9AE

£270,000

 2  2

Currently operating as a successful holiday let on the first floor of the development with south facing river views, this recently converted two bedroom apartment has views over the River Foss and includes secure parking. The property would be ideal for a second home and the ability to holiday let the apartment is stated within the lease. Tastefully converted the apartment is located in Rowntree Wharf, a former mill which has developed as part of regeneration works within the building.

The property offers a high quality specification throughout creating luxury city centre living and benefits from a bespoke modern kitchen, open plan to the reception room, two modern en suite bathrooms and two double bedrooms. The apartment is a short walk to York city centre offering the ideal opportunity for someone looking for a beautifully modernised second home or investment.

An on site parking space is included in the sale. Holiday let income and information on forward booked viewings available on request.

Length of lease: 999 years with 994 years remaining

Ground rent £300 p.a.

Ground rent review period - every 20 years

Service charge £5,344.64 p.a.

Service charge review period - annually

Council tax - Currently business rates

