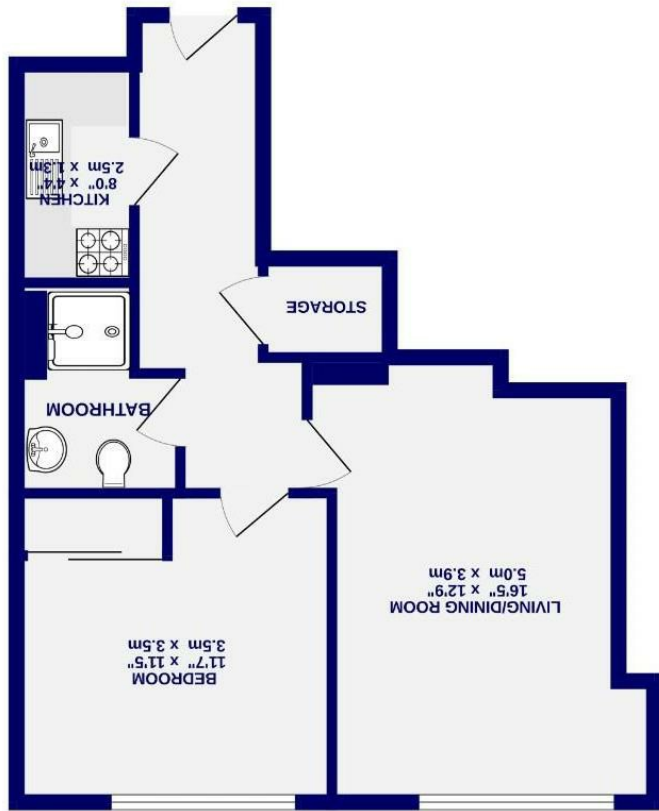


- Navigation Road
, York
YO1 9AE



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£220,000



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

