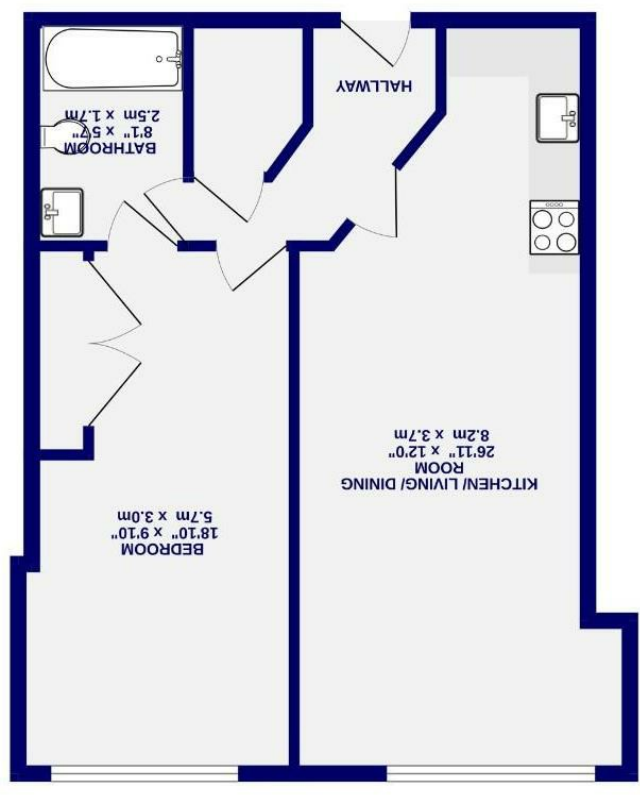




Cocoa Suites Navigation Road, YO1-9AE

Leasehold
Council Tax Band - C

- One Bedroom City Centre Apartment
- Grade II Listed Building.
- PARKING
- Stunning Views
- Open Plan
- Sought After Location
- Generous In Size
- High Quality Finish Throughout
- Furniture Could Be Included
- EPC- E



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.

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.

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Cocoa Suites
Navigation Road, York
YO1 9AE

£240,000



Perfectly suited for first-time buyers, this unique and stylish one bedroom apartment offers a fantastic opportunity to own a piece of city living with parking. Located in the sought-after Rowntree Wharf, a Grade II listed former mill overlooking the river, this beautifully modernised apartment forms part of the prestigious Cocoa Suites development. The building's rich history blends seamlessly with contemporary design, creating a one-of-a-kind living space. Currently operating as a successful holiday let, this property generates a strong revenue stream, making it an ideal investment or first-time purchase.

The apartment features a high-quality specification throughout, ensuring a luxurious city centre lifestyle. A welcoming entrance hall leading to the bright open-plan living dining space with a sleek modern kitchen, ideal for entertaining with high spec integrated appliances. The entrance hall has a storage space/utility off and conveniently houses the washing machine.

A generously sized and stylish bedroom offers further stunning views and a tranquil space to relax and unwind. The chic modern bathroom can be accessed from the bedroom or the hallway, which is an added discrete convenient for your visitors and guests.

Ideally located just a short walk from York city centre, this apartment offers first-time buyers the perfect balance of modern living in a vibrant and historic setting. It's an ideal opportunity for those seeking a chic, low-maintenance home in one of the city's most desirable locations, with the rare added benefit of an allocated parking space.

A viewing is a must to really appreciated the location and finish of this city centre apartment.

Leasehold
Length of lease- 989 years remaining
Ground rent- £300 per annum
Ground rent review period- fixed until 2036, then reviewed every 21 years
Service charge- £3,442.44 per annum

Council Tax Band- C

