

TOTAL FLOOR AREA: 790 sq ft (73.4 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any
 other areas are approximate. It should be noted that the dimensions do not cover the full extent of the overall
 floor area and no responsibility is taken for any errors, omissions or misstatements. This plan is for
 illustrative purposes only and should be used as such by any prospective purchaser. The views, systems,
 and appliances shown have not been verified and are not intended to be taken as part of the contract.
 (Made and Merged: 05/05/24)

- The Cocoa Works,
Haxby Road, York
YO31 8TA



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£359,500



This stunning fifth floor apartment offers a unique blend of modern living and historic charm, set within the renowned Cocoa Works development. Located in the iconic former Rowntree's chocolate factory on Haxby Road, this wonderful property enjoys windows overlooking the north, south, and west of York and boasts a contemporary design within this historic building.

Developed by Latimer, part of the Clarion Housing Group, The Cocoa Works is known for its superior craftsmanship and offers residents exclusive amenities such as a coworking space in the historic Joseph Rowntree building, immaculately landscaped communal gardens, and a concierge service.

A short walk from the city centre, York's nationally connected railway station, and a range of local amenities, this apartment is conveniently placed for a variety of buyers.

This apartment is thoughtfully designed, offering two bedrooms that enjoy ample natural light throughout the day.

The centrepiece of the home is its spacious open plan kitchen, dining, and living area. High ceilings and original features create a sophisticated atmosphere. The kitchen features a sleek, handleless design with integrated Bosch appliances and a refined matte finish, making it a true standout.

Large feature windows flood the space with light, showcasing the beautiful lime washed oak effect flooring in a classic herringbone pattern. This perfect mix of modern elegance and historical character makes the apartment a truly one of a kind living experience.

The chic bathroom is fitted with stylish Vado brassware in a matte black finish. A Crittall style shower screen adds an industrial touch, while the matte black bath surround, complete with a Vado thermostatic overhead and handheld shower, elevates the space for ultimate relaxation.

Leasehold
999 years remaining
£0 Ground rent
£2,322 annual service charge

Parking spaces available by separate negotiation

