



19, Cocoa House Clock Tower Way, York YO23 1FQ

HUDSON
MOODY

A third floor one bedroom apartment with a balcony, located on the Chocolate Works in South Bank. Conveniently placed withing walking distance of the city centre, Bishopthorpe road and also the Knavesmire.

- **Modern One Bedroom Apartment**
- **Allocated Parking and Secure Bike Store**
- **Immaculate Throughout**
- **South Facing Balcony**
- **Open Plan Living Space**
- **Underfloor Heating Throughout**
- **Offered With no Forward Chain**
- **Benefiting From Some Remaining New Build Warranty**
- **Long Lease**
- **Lift Access**

Guide Price £240,000

Tenure: Leasehold
Council Tax Band: C

Length of lease- 999 years from and including 1 January 2020
Ground rent £250 per annum
Service charge £1,387.09 per annum

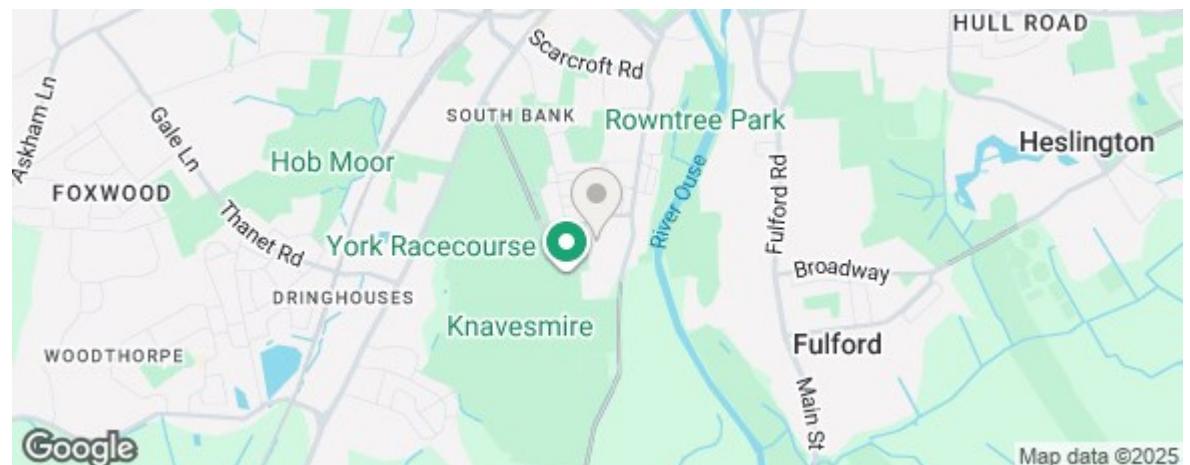
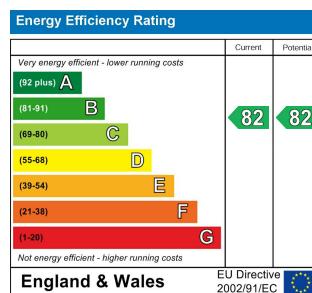
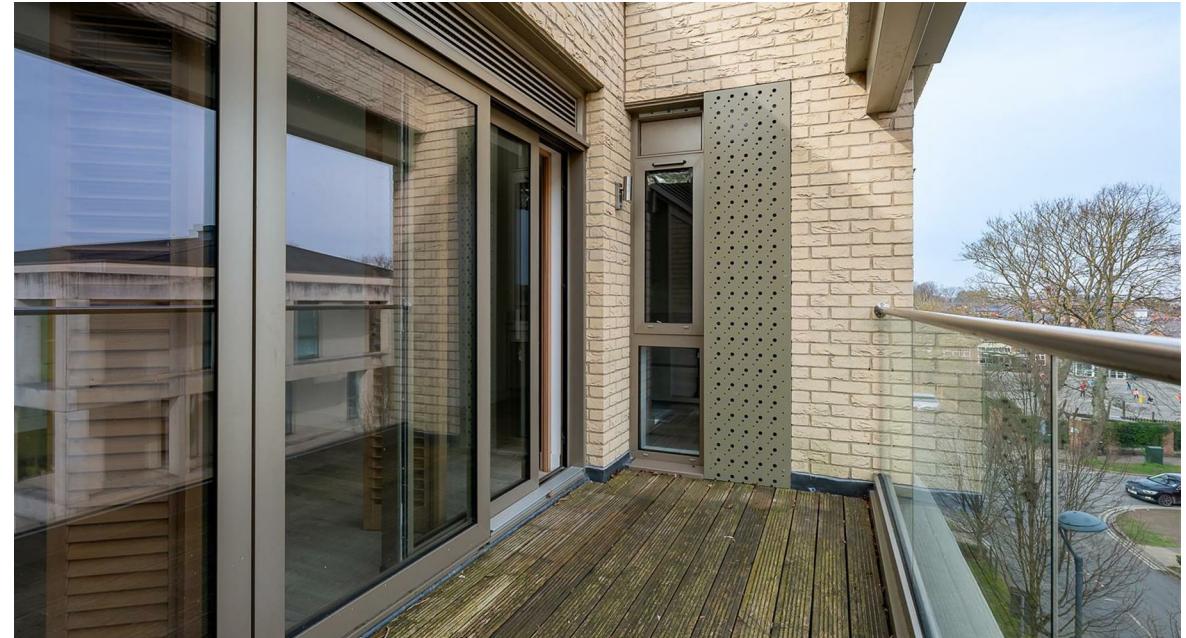
3RD FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/boiler will form part of the overall floor area. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
Made with Metrox 02008







IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.