



HUDSON
MOODY

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

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 £2,364.00 per annum

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



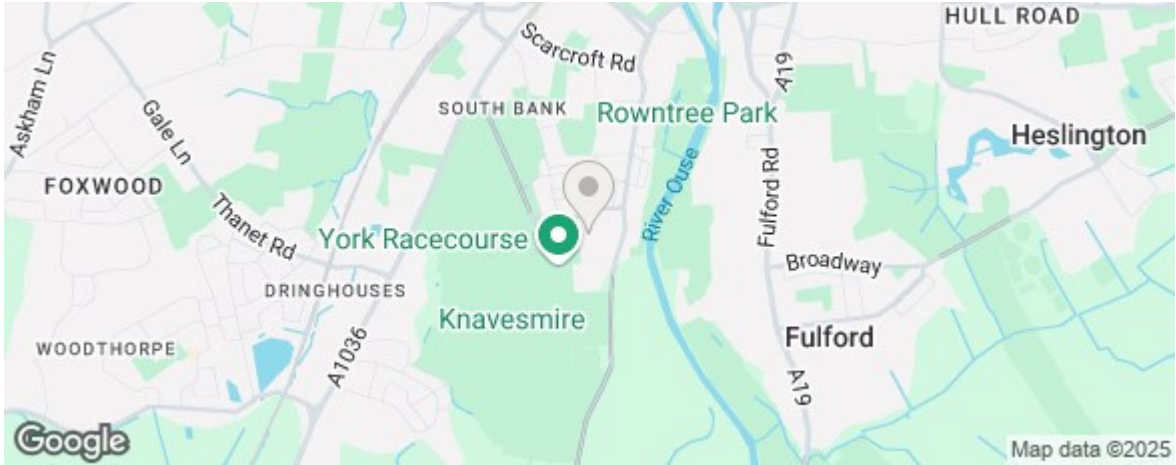
TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is not to be used as a basis for any claim or compensation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

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