



47 Cocoa Suites Navigation Road, York YO1 9AE

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Nestled in the heart of York, this modern studio apartment on Navigation Road offers a unique blend of comfort and convenience. With its prime central location, residents will find themselves just a stone's throw away from the vibrant city life, including an array of shops, cafes, and cultural attractions. The property is currently being let out on a holiday let basis and generated a gross income of £31,820.57 in 2024.

- **Superb Contemporary Studio Flat**
- **First Floor of a Converted Period Warehouse**
- **Succesful Running Holiday Let**
- **Gross Income for 2024 of £31,820.57**
- **Spacious Shower Room with Shower Cubicle**
- **20ft Living, Kitchen, Dining and Sleeping Area**
- **Close to City Centre**
- **Lift to All Floors**
- **Situated Close to the River Foss**

**Guide Price £195,000**

**Tenure: Leasehold**

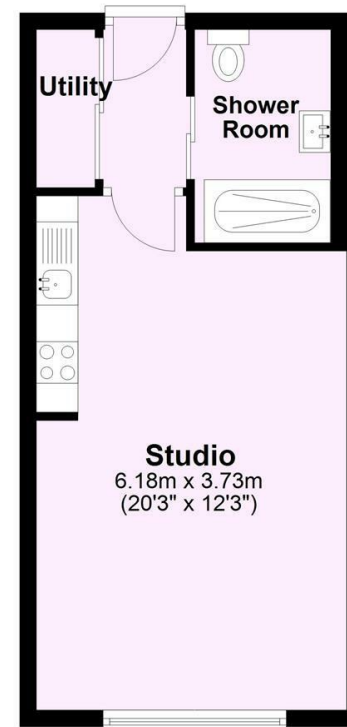
**Council Tax Band: B**

Lease Length 999 years From 2019-994 remaining

Ground Rent £300 PA

Service Charge £238.18 per quarter

**Ground Floor**  
Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 30.5 sq. metres (328.5 sq. feet)



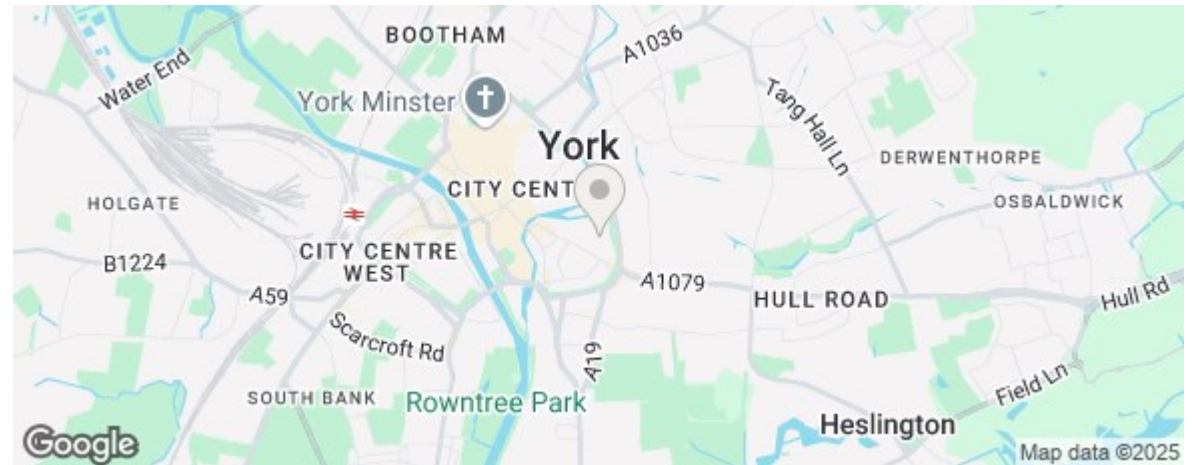








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.
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