



HUDSON
MOODY

602 Almond, The Cocoa Works Haxby Road, York
YO31 8AD

PENTHOUSE

Nestled in the heart of York, The Cocoa Works presents an exquisite opportunity to acquire a stunning three-bedroom penthouse apartment. This remarkable property boasts an impressive finish, showcasing modern design and luxurious living.

- **Three Bedroom Penthouse Apartment Within The Former Rowntree's Factory**
- **Striking Views Over York and Surrounding Villages**
- **Outstanding Finish Throughout**
- **Circa 51 Foot Balcony**
- **Two Allocated Parking Spaces, One With EV Charge Point**
- **Lift To All Floors**
- **Independently Owned Restaurant/Cafe on Site**
- **Communal Work Space and Library For Residents**
- **Concierge Service**
- **No Chain**

Offers Over £645,000

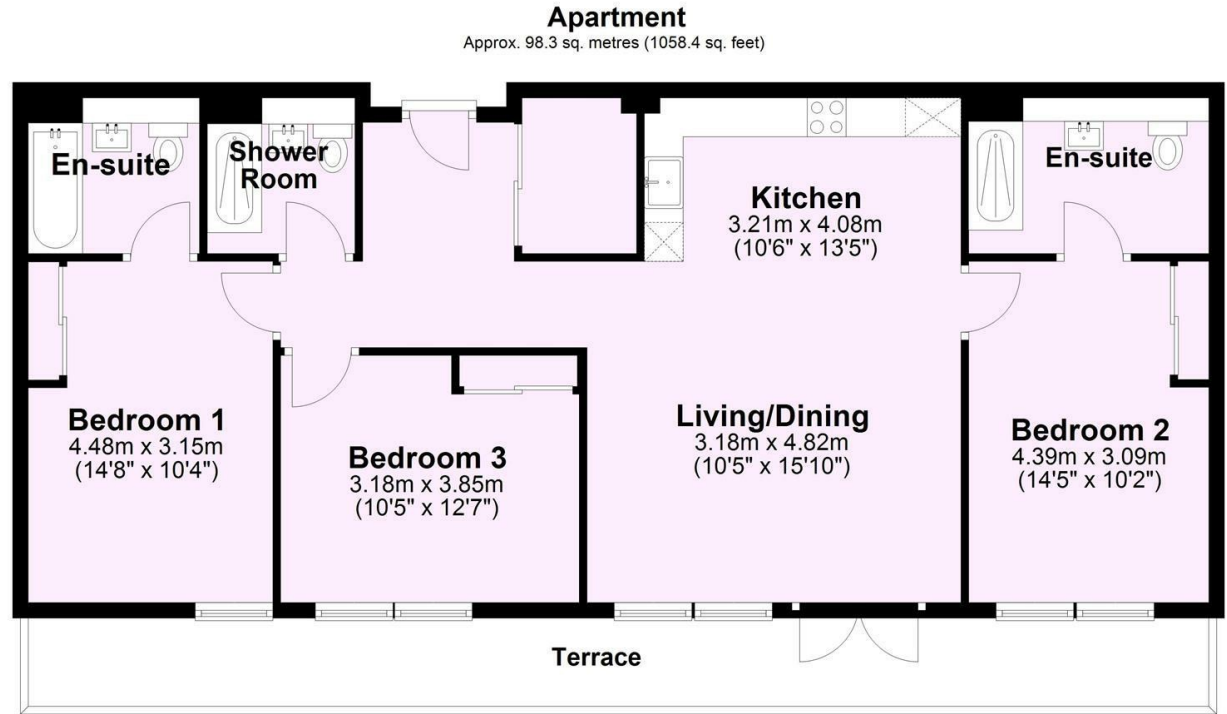
Tenure: Leasehold

Council Tax Band: F

Leasehold: 997 years remaining

Service Charge: £3,443.28

Ground Rent: £0



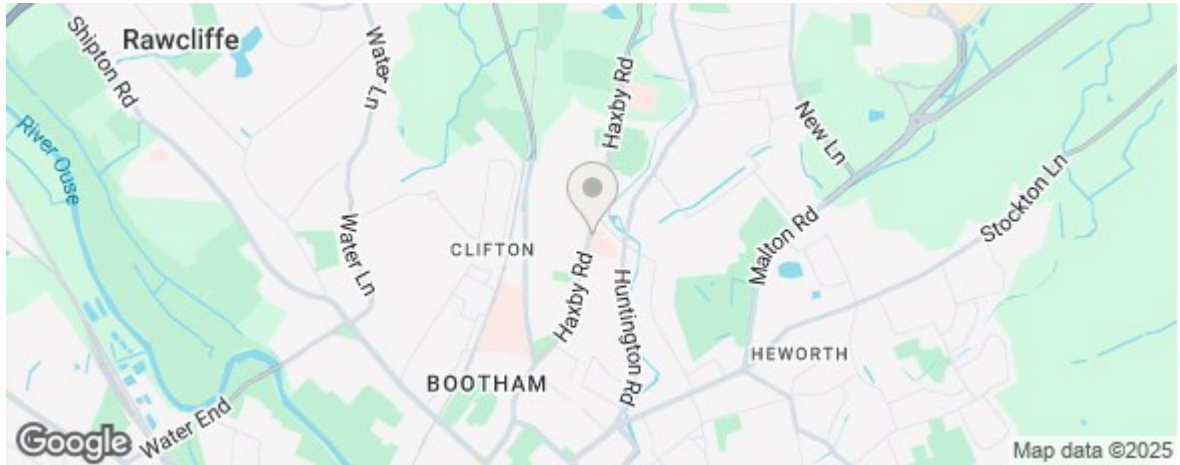
Total area: approx. 98.3 sq. metres (1058.4 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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