




210 The Cocoa Works
York, YO31 8AE
£1,200 Per Month

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AVAILABLE NOW

Second Floor with lift | Concierge |
Unfurnished | Allocated parking | Bike Store

Located in York city centre and less than half a mile away from the York hospital, Nestle and the universities this is an opportunity not to be missed!

This new build apartment offers any prospective tenant modern living accommodation with a stunning open plan kitchen/living space. There is plenty of work surface space, and quality appliances including dishwasher, fridge freezer, oven, hob, microwave and extractor.

The double bedroom benefits from a large handy built-in wardrobe. The bathroom is another delightful feature. Modern in finish, a great size and again packed with high quality fittings. Blinds will be fitted on all windows prior to viewings taking place on all windows.

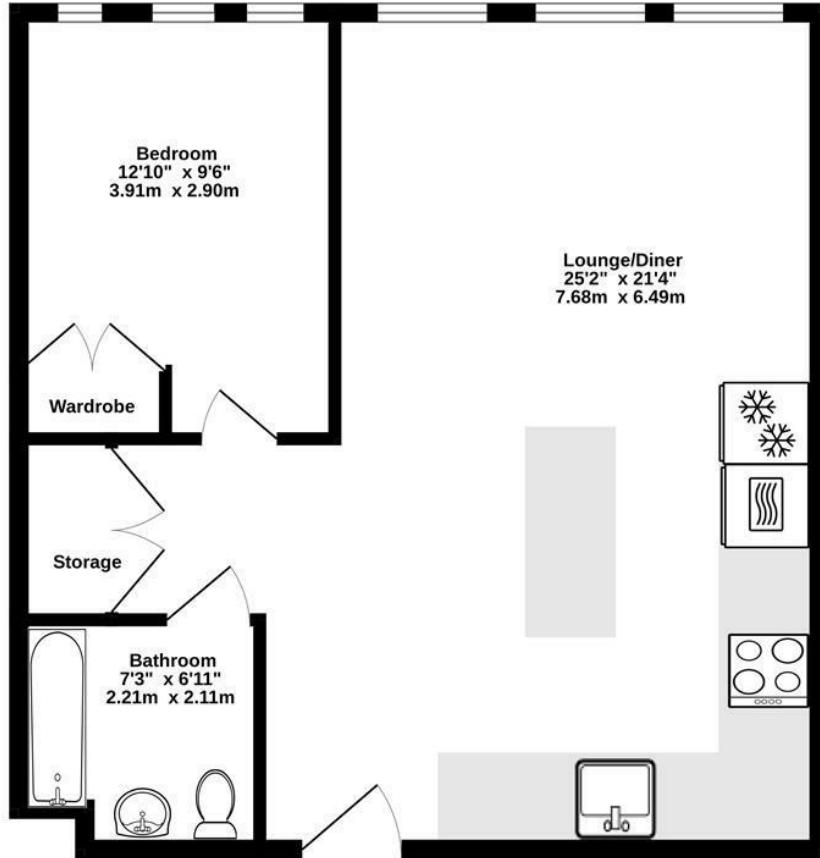
EPC - C

The property also comes with one parking space.



FLOOR PLAN

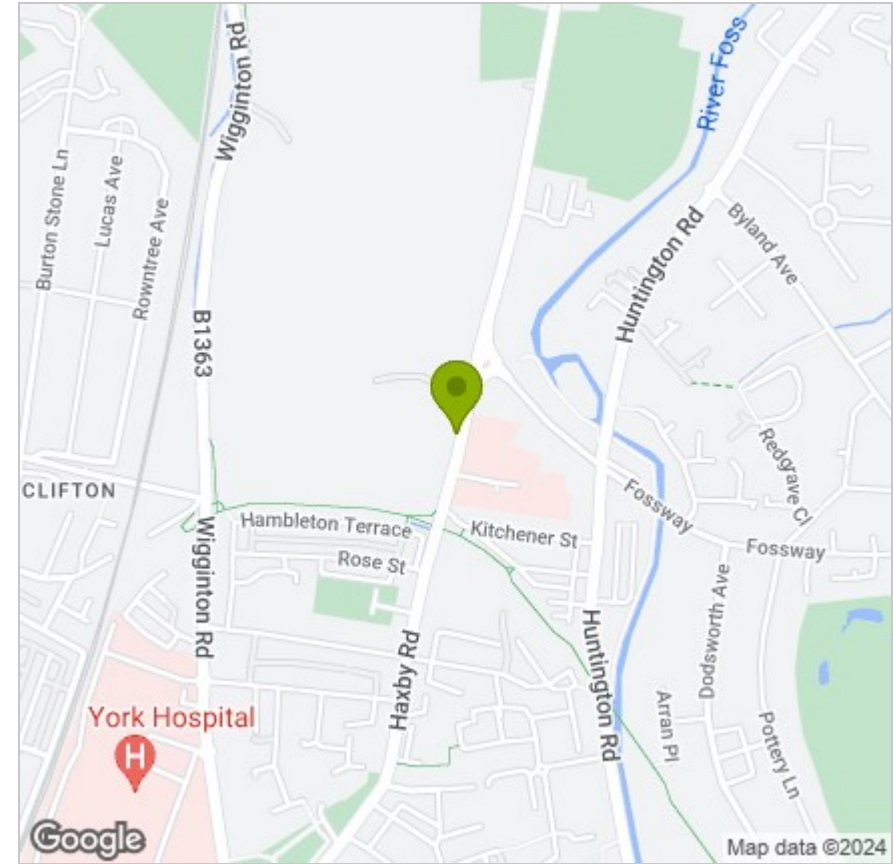
Ground Floor
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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