



4 Cocoa House Clock Tower Way
York, YO23 1FQ

Guide Price £350,000

In immaculate condition is this superb, two bedroom two bathroom apartment with balcony and parking. Located within this sought after and award-winning Chocolate Works development, moments away from York's Knavesmire Racecourse and a short walk to the historic city centre, the railway station and the river Ouse. This fabulous first floor apartment with beautiful balcony is accessed via a secure communal entrance lobby with lift to all floors. The bright and airy living accommodation comprises; entrance hallway with utility cupboards, large open plan living kitchen with 'Quartz' worktops and delightful views of the iconic Terry's factory. Master bedroom with three-piece shower ensuite, second double bedroom with fitted wardrobes and three-piece house bathroom. To the outside are well presented communal areas and a designated parking space. It also has the added benefit of underfloor heating throughout and fitted kitchen appliances.

Communal Hallway

Entrance Hall

'Karndean' flooring, underfloor heating, Utility cupboard, storage cupboard, power points

Lounge Area

Window to front, sliding doors onto balcony, 'Karndean' flooring with underfloor heating, TV and power points, spotlights

Kitchen Area

Fitted modern wall and base units with 'Quartz' countertop and breakfast bar, built-in fridge and freezer, oven and hob, integrated dishwasher and drinks cooler, 'Kardena' flooring with underfloor heating, recessed spotlights, extractor fan, window to side

Master Bedroom

Window to side, fitted wardrobes, carpeted flooring with underfloor heating, power points





En-Suite

Walk-in tiled shower enclosure, low level WC, wash hand basin, part tiled walls, tiled flooring with underfloor heating, extractor fan, towel radiator, spotlights, shaver point

Bedroom 2

Window to side, fitted wardrobes and units, carpeted flooring with underfloor heating, power points

Bathroom

Panelled bath, low level WC, wash hand basin, tiled walls, tiled flooring with underfloor heating, towel radiator, extractor fan, spotlights

Outside

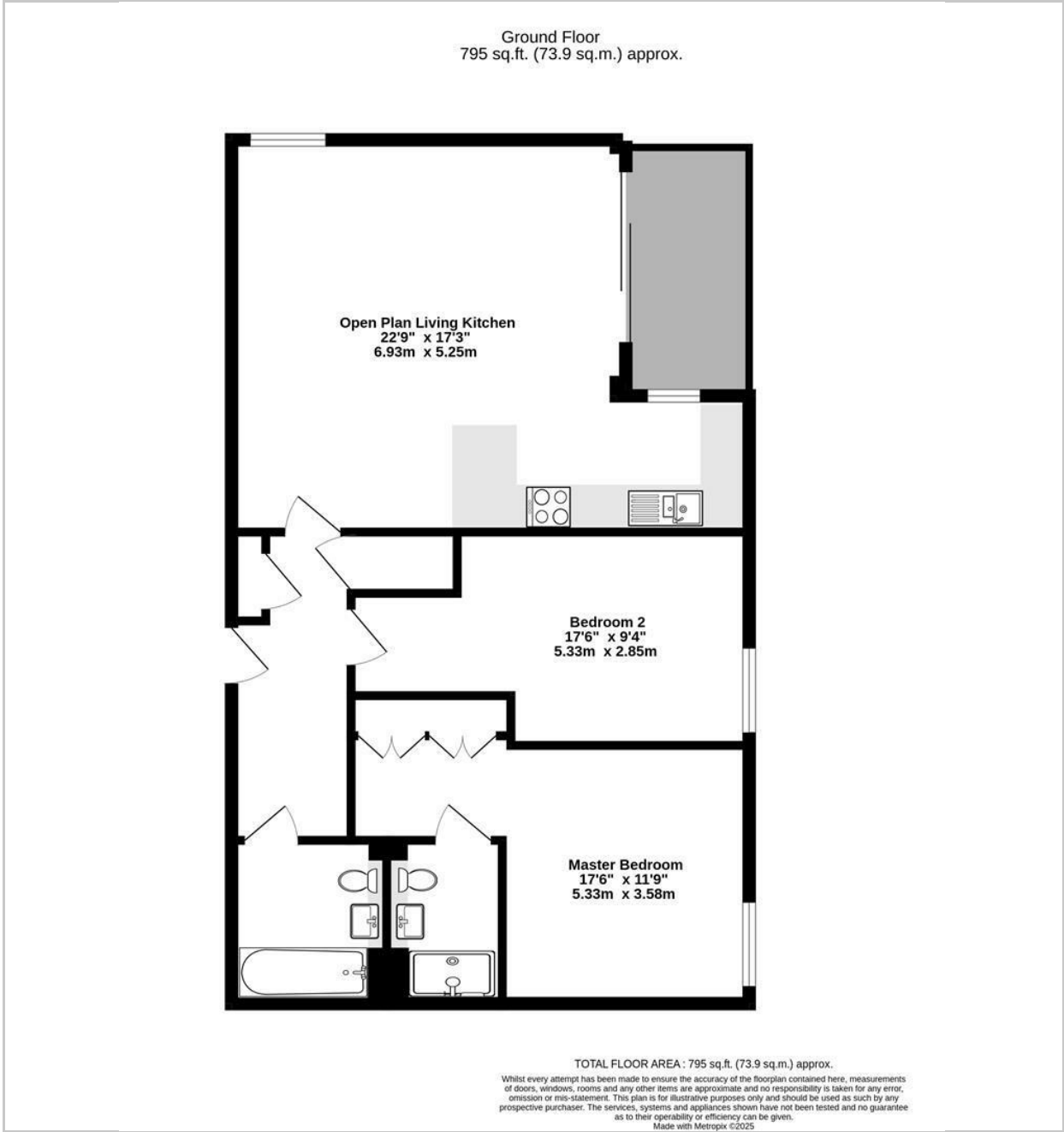
Designated parking space, additional visitor spaces, communal areas

Lease and Service Charges

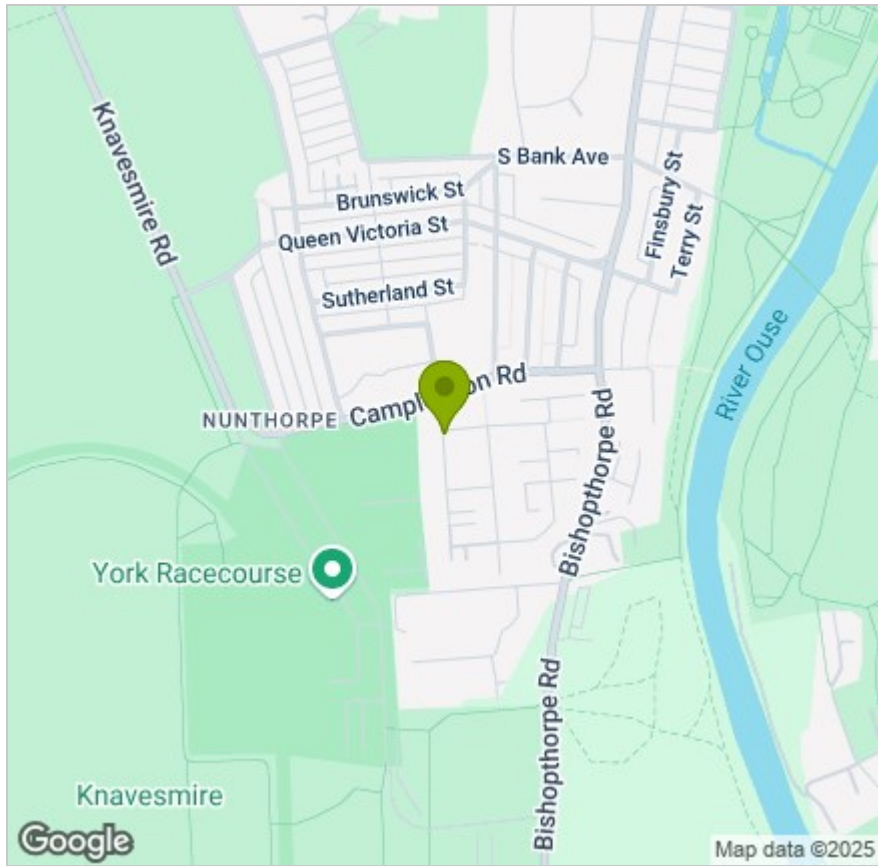
To be advised



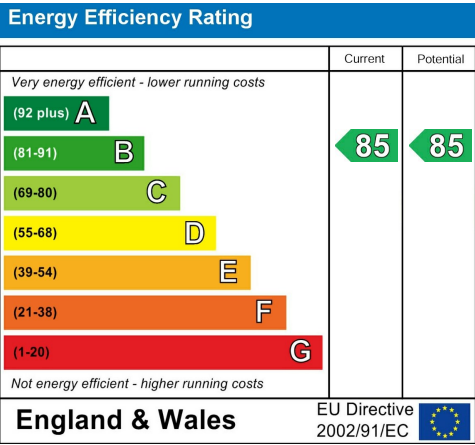
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.