



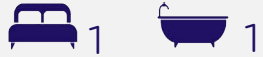
Ashtons

Cocoa Suites, Navigation Road, York, YO1 9AE

Cocoa Suites

Navigation Road, York
YO1 9AE

£265,000



A current holiday let in a historic building offered with no onward chain.

A tastefully modernised apartment located in Rowntree Wharf, a former mill overlooking the river. This particular apartment is one of the larger one bedroom properties (over 500 Sq ft) and forms part of the highly sought after Cocoa Suite development and was converted as part of regeneration works within the building.

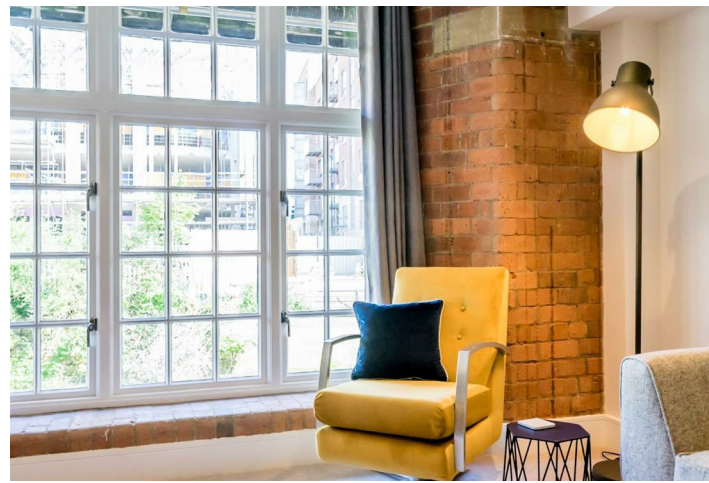
The property offers a high quality specification throughout creating luxury city centre living and benefits from a bespoke modern kitchen, open plan to the reception room, a modern bathroom suite, double bedroom, and a spacious entrance hallway.

This furnished holiday let apartment a short walk for York city centre offers the ideal opportunity for someone looking for a beautifully modernised second home or investment.

Lease Length - 999 years with 994 remaining
Service Charge - £2980 p.a
Reviewed Annually
Ground Rent £350 p.a.
Reviewed After 10 Years and Based on RPI
Council Tax Band C

Stays York holiday let Income figures 26 Cocoa Suites :

22 March 2022 – 21 March 2023
No of bookings taken place: 85
Total value of nights taken: £33,700
Occupancy: 76%





Cocoa Suites

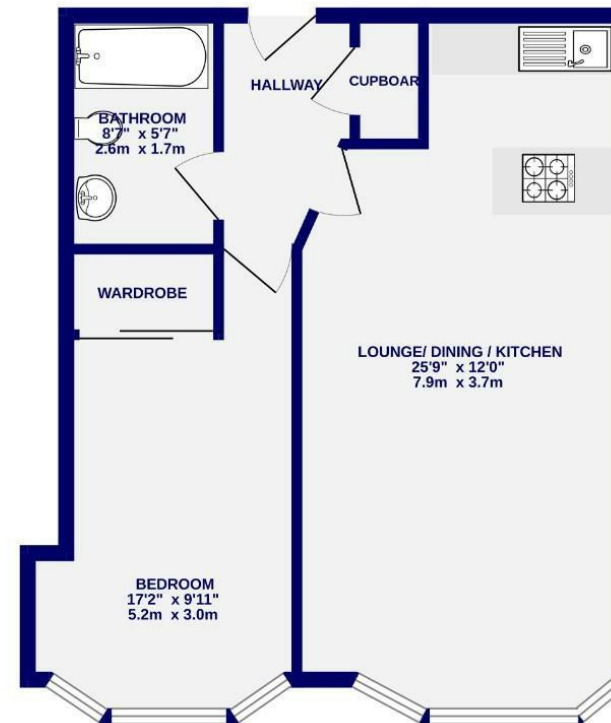
Navigation Road, York

YO1 9AE

Leasehold
Council Tax Band - C

- First Floor Apartment
- One Bedroom
- River Views
- Current Holiday Let
- Period Features
- Within The City Walls
- EPC F

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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 included in the plan the garage/porch area all forms part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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.
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