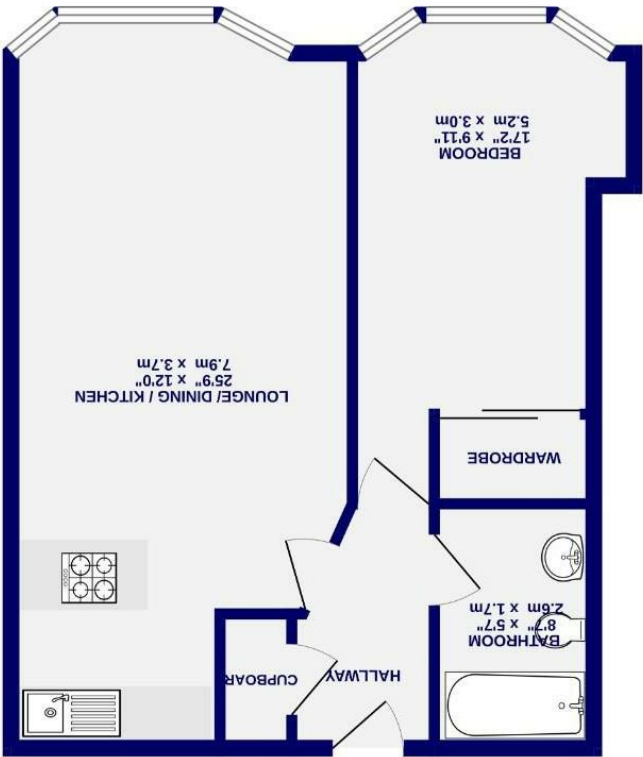




Cocoa Suites Navigation Road, YO1-9AE

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.
While every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and other areas are approximate. It is advised that the prospective tenant should verify the measurements of rooms and other areas and to ensure that the property is suitable for their intended use. The plan is for information only and should not be used as a basis for any financial or legal decision. The plan is for information only and should not be used as a basis for any financial or legal decision. The plan is for information only and should not be used as a basis for any financial or legal decision.

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

Cocoa Suites
Navigation Road, York
YO1 9AE

Offers Over £240,000



Discover the epitome of luxury city centre living in this tastefully modernised one-bedroom apartment, located in the prestigious Cocoa Suite development within Rowntree Wharf. This former mill, now a beautifully regenerated building, offers a unique blend of historic charm and contemporary elegance whilst only being a short walk away from the city centre.

This is one of the larger one-bedroom properties in the development, boasting over 500 sq ft of living space, The apartment is offered furnished with an exceptionally high specification which is sure to appeal to first time buyers, investors or if you are simply looking for a bolt hole here in York.

Holiday Let Option: The apartment is currently used as a holiday let, offering an excellent opportunity for generating rental income when not in use, as such the property will be sold with all Furniture Fixtures and Fittings in place.

Lease Length - 999 years with 994 remaining
Service Charge - £3592 p.a
Reviewed Annually
Ground Rent £300 p.a.
Reviewed After 10 Years and Based on RPI

Council Tax Band

