



Cocoa Suites  
Navigation Road, York  
YO1 9AE

£160,000



This FANTASTIC HOLIDAY LET OPPORTUNITY has views overlooking the River Foss.

The property forms part of the exclusive Cocoa Suites development and was tastefully converted in 2018.

Situated within this iconic building and located in the city centre, this immaculate first floor studio apartment comprises; entrance hallway which has a large storage cupboard and gives access to a separate modern shower room and open plan studio living space with fitted kitchen.

The communal areas and gardens are maintained to a high standard and the location of this development is perfectly placed for quick and effortless access to Fossgate, with its vibrant restaurants and bars.

This is a stylish property for those who enjoy the buzz of the city centre, as well as being an excellent investment property.

Length of lease: 991 years remaining ending on 30th November 3014

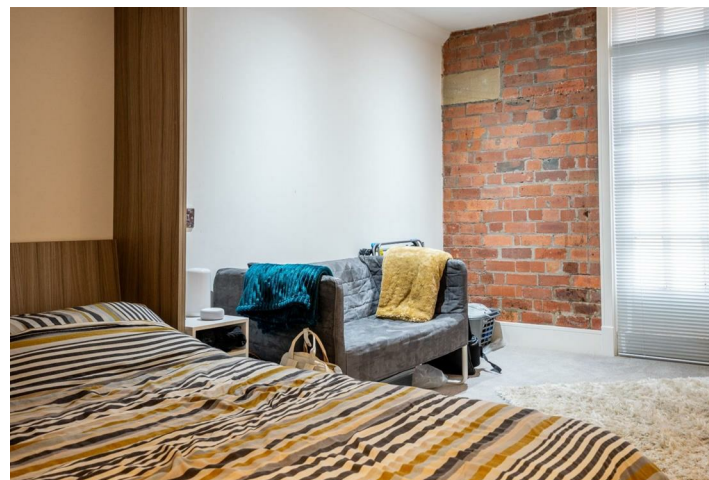
Ground rent - £600 p.a.

Ground rent review period - tbc

Service charges - £2107.20

Service charge review period - tbc

Council Tax Band B





# Cocoa Suites

## Navigation Road, York

### YO1 9AE

Leasehold  
Council Tax Band - B

- Studio Apartment
- Views Over River Foss
- Perfect Holiday Let
- Well Presented
- Modern Shower Room
- Fitted Kitchen
- Studio Living / Sleeping Area
- Iconic Building
- EPC- D

GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 280 sq ft. (26.0 sq.m.) approx.  
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