



The Cocoa Works, Haxby Road, York YO31 8TA

5% Deposit Paid £495,000



This exquisite sixth-floor penthouse apartment in the Cocoa Works development offers a delightful fusion of contemporary living and the rich heritage of its historic surroundings. Nestled within the former Rowntree's chocolate factory on Haxby Road, this residence seamlessly combines modern comforts with industrial charm.

Situated just an 8-minute stroll from York city centre, residents benefit from easy access to its charming streets, iconic landmarks, and lively attractions. Developed by the esteemed Latimer, a part of the Clarion Housing Group, the Cocoa Works promises quality craftsmanship and design excellence.

The apartment itself is meticulously planned, featuring two bedrooms and an east-facing orientation that bathes the interior in natural light throughout the day.

At the heart of the home lies the expansive open-plan kitchen, dining, and living area, characterized by high ceilings and historic design accents that exude timeless sophistication. The contemporary kitchen boasts a seamless, handle-less design, adorned with integrated Bosch appliances, and finished in an elegant matt texture.

Generous feature windows flood the space with warmth, accentuating the lime-washed oak-effect flooring laid in a classic Herringbone pattern. The result is a harmonious marriage of modern luxury and historic allure, offering residents a truly distinctive living experience.

Completing the apartment is a chic bathroom featuring Vado brassware in a striking matt black finish. A Crittall-style shower screen adds an industrial chic touch, while the bath is framed in sleek matt black, equipped with a Vado thermostatic overhead and handheld shower for indulgent relaxation.

Leasehold
999 years remaining
£0 Ground rent
£2,937.00 annual service charge

****Parking Spaces Available By Separate Negotiation ****



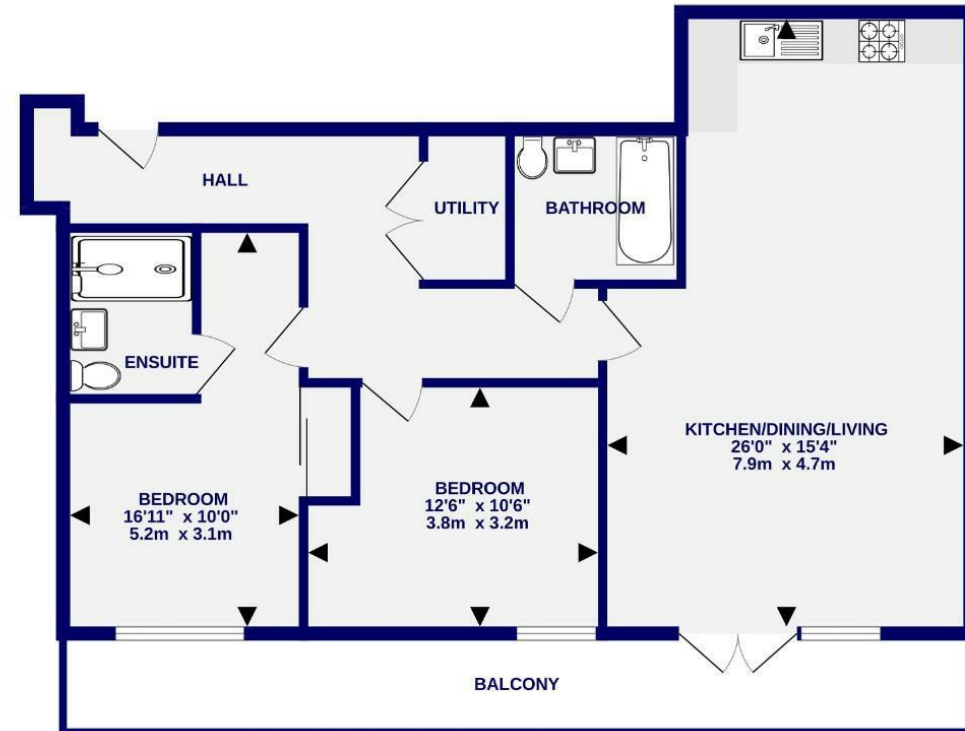


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Leasehold
Council Tax Band - New Build

- A Penthouse Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store Coming Soon
- Sixth Floor With West Facing View and Balcony
- Open Plan Living/Dining/Kitchen
- Parking Spaces and Electric Parking Spaces Available
- EPC TBC

6TH FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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. If included in the plan the givestories will form part of the overall floor area 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.
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