



The Cocoa Works,  
Haxby Road, York  
YO31 8TA

35% Shared Ownership



A two bedroom second floor luxury apartment for £117,250 at 35% shared ownership with option to increase ownership up to 100%. The rent on the share you don't own is often less market rent (usually 2.75% of the full market value).

Nestled within the sought-after Cocoa Works development, this newly constructed second floor apartment offers a blend of contemporary living and rich historical charm. Once the site of Rowntree's chocolate factory on Haxby Road, The Cocoa Works seamlessly integrates modern comforts with the industrial legacy of its past.

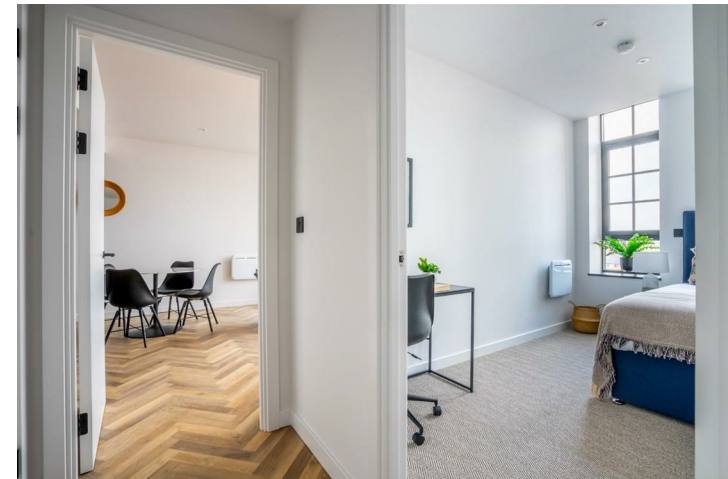
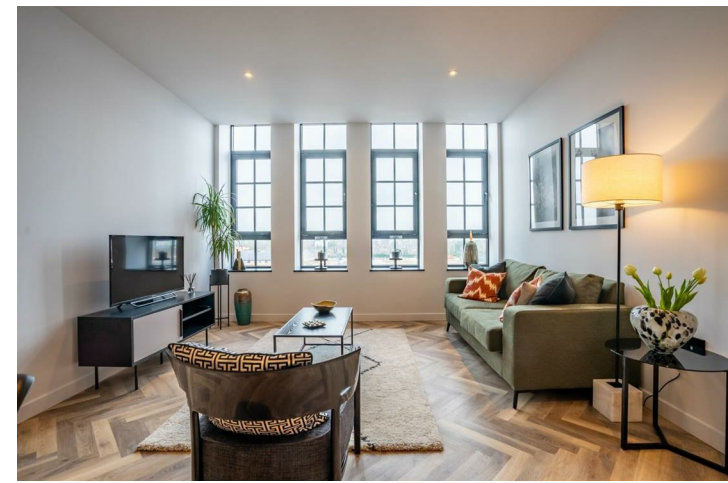
Just an 8-minute stroll from York city centre, residents enjoy easy access to its quaint streets, historical landmarks, and vibrant attractions. Developed by Latimer, part of the Clarion Housing Group, Cocoa Works is known for its superior craftsmanship and offers residents exclusive amenities such as a co-working space in the historic Joseph Rowntree building and a 12-hour concierge service.

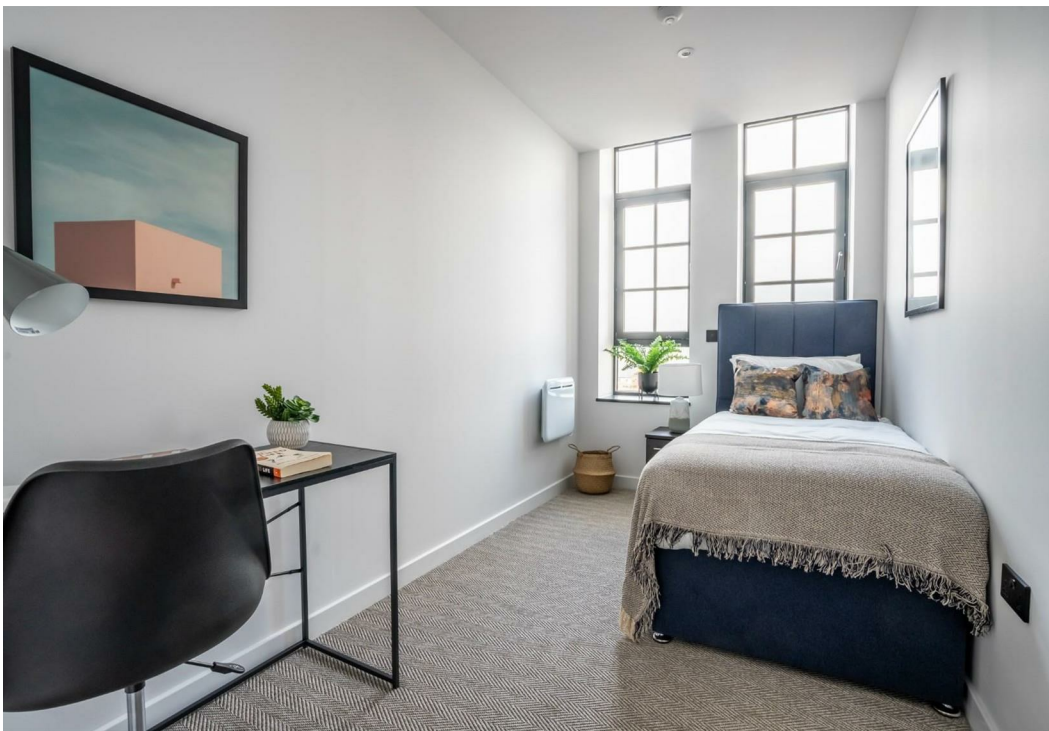
The apartment itself is thoughtfully designed, featuring two bedrooms and a west-facing orientation that invites ample natural light throughout the day. Upon entry, you're greeted by an inviting hallway adorned with a large utility and storage cupboard, complete with a washer/dryer for added convenience.

The heart of the home lies in the spacious open-plan kitchen, dining, and living area, where high ceilings and historic design elements create an atmosphere of timeless elegance. The contemporary kitchen boasts a sleek, handle-less design complemented by integrated Bosch appliances and finished in a sophisticated matt texture.

Large feature windows illuminate the space, casting warm light onto the lime-washed oak-effect flooring laid in a classic Herringbone pattern. The result is a harmonious blend of modern luxury and historic character, offering residents a truly unique living experience.

\*\*Please note: The photos shown are of a similar property and do not depict the exact apartment.\*\*

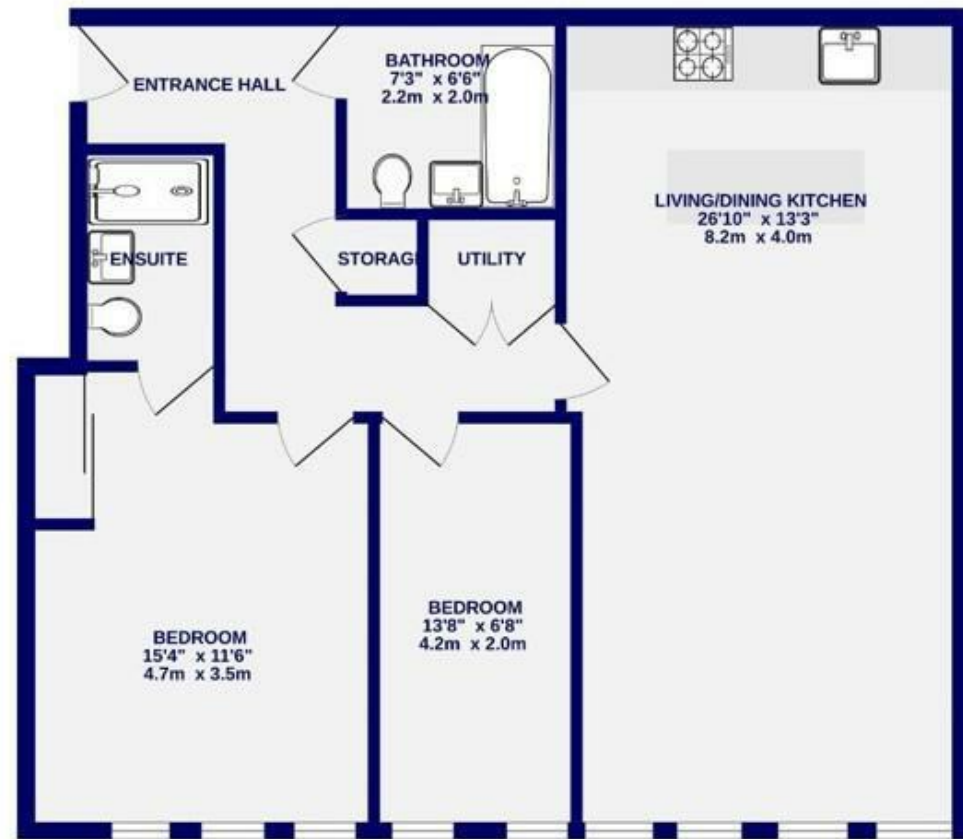




# The Cocoa Works, Haxby Road, York YO31 8TA

Leasehold  
Council Tax Band - New Build

- Benefits OF Shared Ownership : -
- Rent Paid On Remainder at 2.75% Per Annum, Which Can Be Less Than The Current Lending Rates Available
- Deposits are usually 5-10% of the price of your share.
- You only need a mortgage to cover the price of your share.
- Increase your share bit by bit all the way to owning 100%.
- Stamp duty can generally be deferred until your share reaches 80%.
- 35% Shared Ownership Based on Asking Price £340,000
- Lower running costs of a new-build home with the latest technologies, fixtures and fittings.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of floors and any other items are approximate. If included in the plan the gangways 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

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