





# The Cocoa Works

Haxby Road, York  
YO31 8TA

## 35% Shared Ownership



LUXURY APARTMENT AVAILABLE TO PURCHASE ON  
SHARED OWNERSHIP

Option to purchase a share anywhere between 35% and 75%  
of full market value.

Located in the popular residential development of The Cocoa Works, off Haxby Road, is this wonderful two bedroom apartment. Enjoying a central location relative to the city and the nationally connected railway station, this property is ready to move into and is offered with no onward chain.

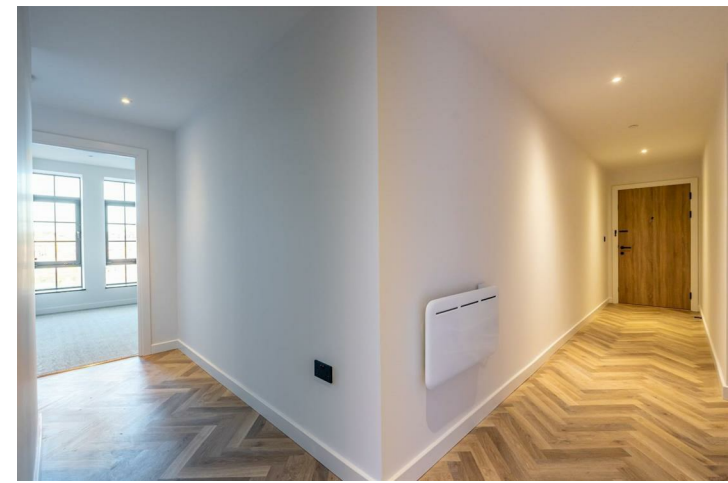
The Cocoa Works is a luxury apartment development located near the heart of the historic city of York. Blending an array of original features of the historic Rowntree factory with modern design and contemporary living. Creating a sense of community is at the forefront of the development, these distinctive apartments come with a concierge service, landscaped gardens, thoughtfully designed with a café and co working spaces to be enjoyed with family and friends.

Renovated to a high standard throughout, this apartment offers an open plan reception room with herringbone flooring. Striking aluminium windows allow light to flood through, making this a bright and airy space. The kitchen itself offers an array of contemporary wall and base units, all of which are complimented by high quality worktops with beautiful tiled splash backs and a range of Bosch integrated appliances. The rest of the apartment offers two double bedrooms, with the master bedroom enjoying a shower ensuite, family bathroom and convenient utility room.

There is no allocated parking with this apartment, however there are plenty of on street parking options in the immediate vicinity. Multiple bike stores are available to use on site.

Offered with no onward chain, early viewing is highly recommended.

Leasehold  
999 year lease from 2024  
£0 Ground Rent  
£2,837 per annum Service Charge





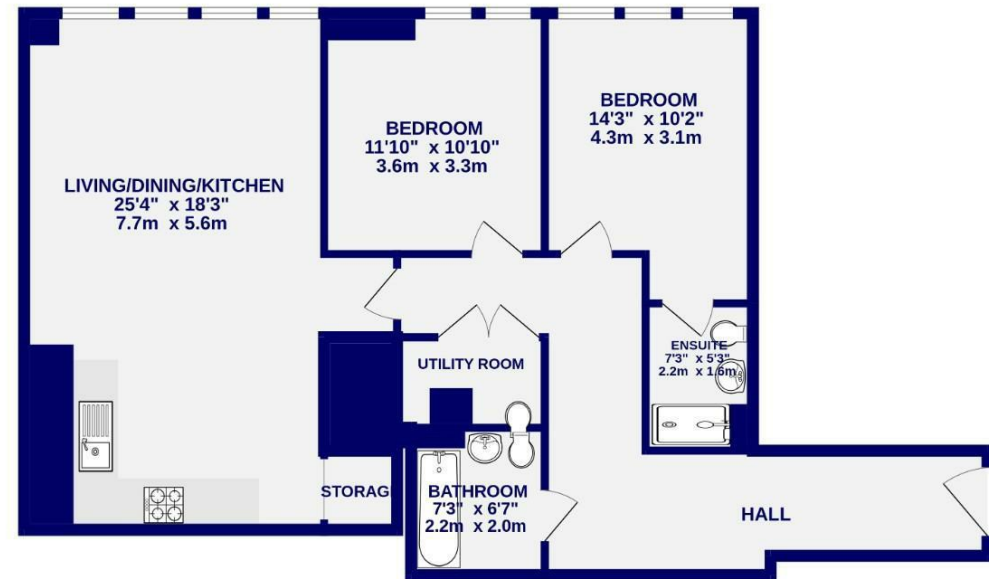


# The Cocoa Works Haxby Road, York YO31 8TA

Leasehold  
Council Tax Band - New Build

- Stunning First Floor Apartment
- Two Double Bedrooms & Two Bathrooms
- Concierge Service On Site
- High Quality Fixtures & Fittings Throughout
- Lift Access
- Ideally Placed For Access To CC & Train Station
- Restaurant & Reservable Office Spaces On Site
- Shared Ownership Options Available

FIRST FLOOR  
946 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.8 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 garage/shed 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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