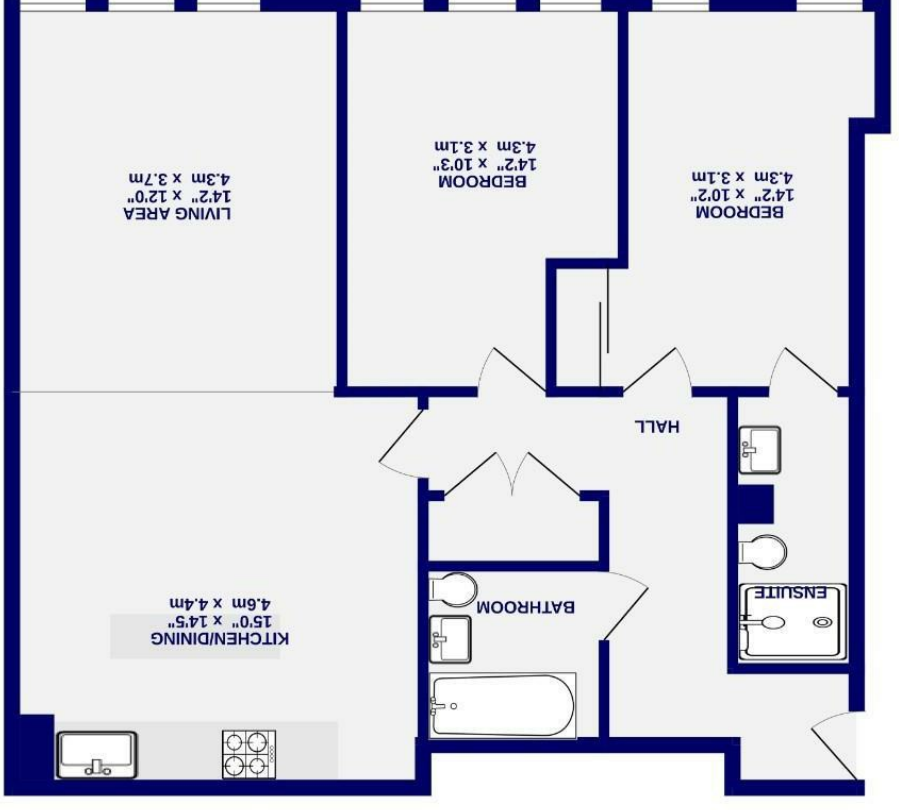


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

TOTAL FLOOR AREA: 966 sq. ft. (89.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that prospective purchasers should verify the area for themselves. The area and measurements shown are for guidance only and should not be used as a basis for any purchase. The area and measurements shown are for guidance only and should not be used as a basis for any purchase. The area and measurements shown are for guidance only and should not be used as a basis for any purchase.



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

Council Tax Band - New Build

The Cocoa Works Haxby Road, York YO31 8TA



The Cocoa Works
Haxby Road, York
YO31 8TA

50% Shared Ownership
£188 750
2 2

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. Conveniently, there is a utility space off the kitchen to house additional white goods. The rest of the apartment offers two double bedrooms, both of which benefit from three piece en-suites.

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
£2,631 per annum Service Charge

