



Navigation Road
, York
YO1 9AE

£220,000



A one bedroom first floor apartment, set within Rowntree Wharf, a striking Grade II listed former mill, the Cocoa Suite development enjoys a prime riverside setting just a short stroll from York's historic centre.

Currently operating as a successful holiday let, this superb apartment offers a proven income stream and would equally make an ideal first-time purchase or city centre base.

Stylishly modernised throughout, the apartment boasts a bespoke fitted kitchen, an open-plan living and dining area, a well-proportioned double bedroom with fitted wardrobes, a useful storage/utility cupboard, and a contemporary shower room.

Offered fully furnished and ready to enjoy, this apartment represents an outstanding opportunity for those seeking a second home, investment, or stylish city living in one of York's most iconic developments.

Leasehold

Length of lease- 989 years remaining

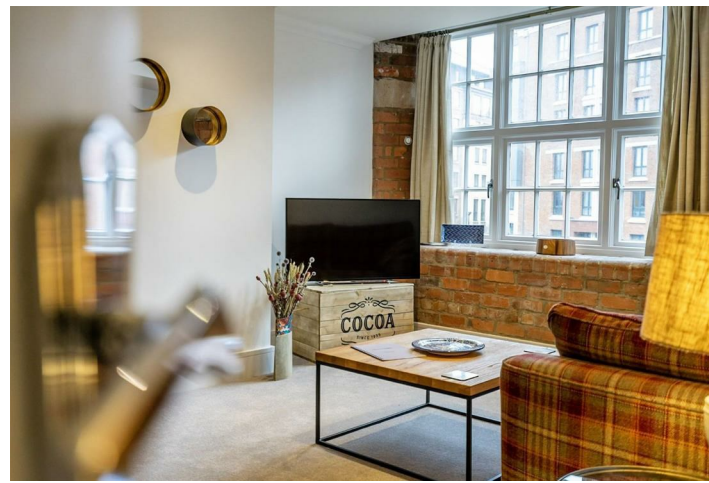
Ground rent - £300 per annum

Ground rent review period- 2036

Service Charge- £1,332.28 per annum

Reserve Fund Contribution - £483.68 per annum

Council Tax Band- Exempt- Business Rates

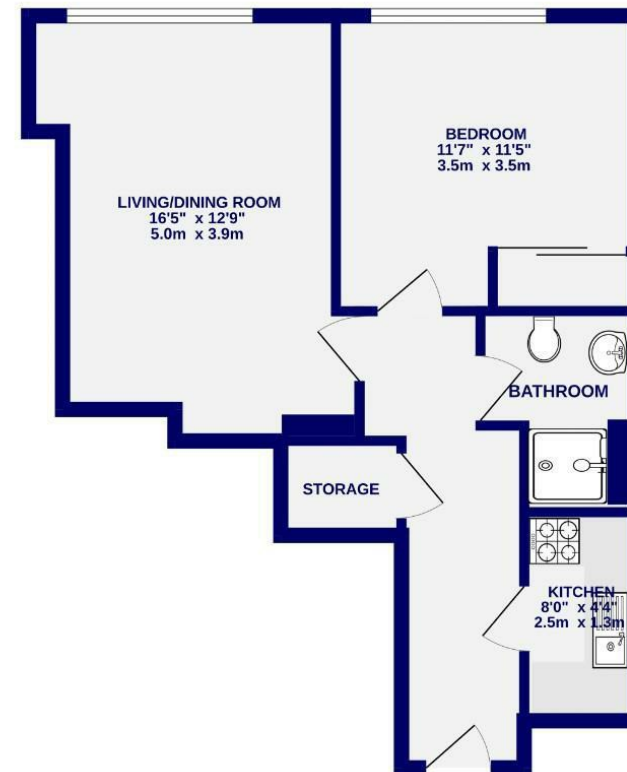




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Leasehold
Council Tax Band - Exempt

- First Floor Apartment
- Modernised & Well Presented
- Currently Operating As A Holiday Let
- River Views
- Period Features
- City Centre Location
- EPC E



TOTAL FLOOR AREA - 486 sq ft (45.2 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. It is included in the plan the garage/storeroom 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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