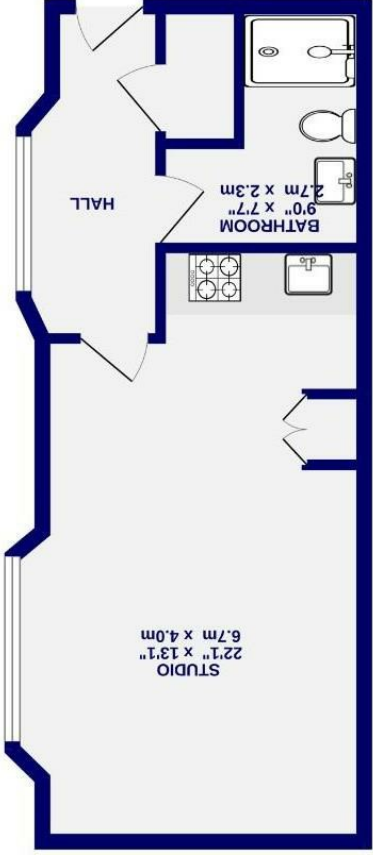


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 384 sq ft (35.7 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the floor area and room measurements by taking their own measurements. The floor area and room measurements shown here are not to be taken as a guarantee as to their accuracy. Illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and are intended to give a general impression.



- Large Studio Apartment
- First Floor
- River Facing
- Within A Converted Grade II Listed Building
- Currently Operating As A Popular Holiday let
- Managed By the Highly Regarded Stays York
- Chain Free
- EPC - E

Leasehold  
 Council Tax Band - B

# Navigation Road City Centre, York YO1 9AE



Navigation Road  
City Centre, York  
YO1 9AE

£200,000



Currently operating as a successful holiday let, this property generates a strong revenue stream and presents an ideal investment opportunity or first-time purchase.

Tastefully modernised, the apartment is situated in Rowntree Wharf, a Grade II listed former mill with views over the river. It is part of the sought-after Cocoa Suite development, which was carefully converted during the building's regeneration.

The apartment boasts a high-quality finish throughout, offering luxury living in the heart of the city. Features include a bespoke modern kitchen, a combined living, dining, and sleeping area, a contemporary bathroom suite, and a spacious entrance hallway.

Fully furnished and just a short walk from York City Centre, this holiday let offers a prime opportunity for those seeking a stylish second home or a lucrative investment.

Leasehold  
Length of lease- 990 years remaining  
Ground rent £300 per annum  
Ground rent review period N/A  
Service charge £2,928.04 per annum  
Council Tax Band - B

