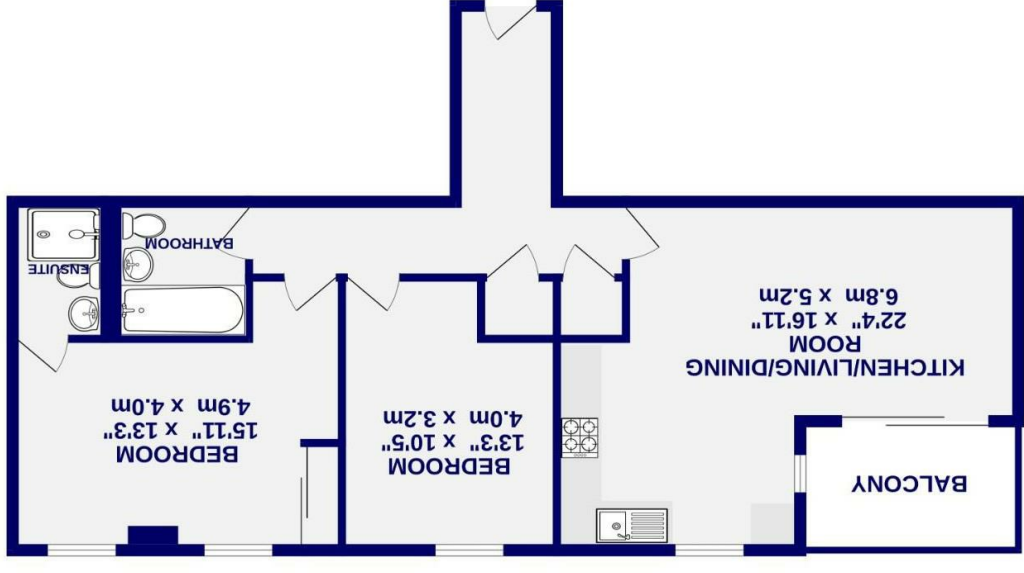


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Cocoa House Clock Tower Way, YO23 1FQ

Leasehold
Council Tax Band - E

- Penthouse Apartment
- Views Across York Racecourse
- Two Double Bedrooms
- Sought After Development
- Two Bathrooms
- Allocated Parking
- No Onward Chain
- EPC B



3RD FLOOR
796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the measurements of rooms and any other areas or appliances, it is not possible to guarantee the accuracy of the measurements. The vendor, agents and appraisers shown have not been tested and no guarantee is given by any professional partner. The vendor, agents and appraisers shown have not been tested and no guarantee is given by any professional partner. This plan is for illustrative purposes only and should be used as a guide only. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Cocoa House
Clock Tower Way, York
YO23 1FQ

£340,000



Positioned within the sought-after Chocolate Works development, moments from York Racecourse, the Knavesmire and the ever-popular Bishopthorpe Road with its vibrant mix of independent shops, cafés and amenities, this impressive two double bedroom penthouse apartment enjoys elevated views across York Racecourse. Beautifully presented throughout, the property offers stylish and contemporary living, with an open-plan layout.

Accessed via a secure communal entrance, with the benefit of a lift, the apartment is accessed via a welcoming entrance hall which leads into the heart of the home - a high-specification open-plan kitchen, dining and living area. This superb space is enhanced by large glazed doors opening onto a private balcony, perfectly positioned to take in the far-reaching outlook across the racecourse. The kitchen itself is fitted with a range of modern wall and base units, integrated appliances and an induction hob, all finished with sleek quartz worktops. There are two well-proportioned double bedrooms, with the principal suite benefitting from a contemporary en suite shower room, alongside a stylish house bathroom.

Externally, the property benefits from an allocated parking space and access to a secure cycle store.

Offered with no onward chain, this superb penthouse presents an excellent opportunity for a range of buyers, and early viewing is highly recommended.

Leasehold
Length of lease- 993 years remaining
Ground rent - £250 per annum
Ground rent review date- 2035
Service Charge- £2,201.86 per annum

Council Tax Band- E

