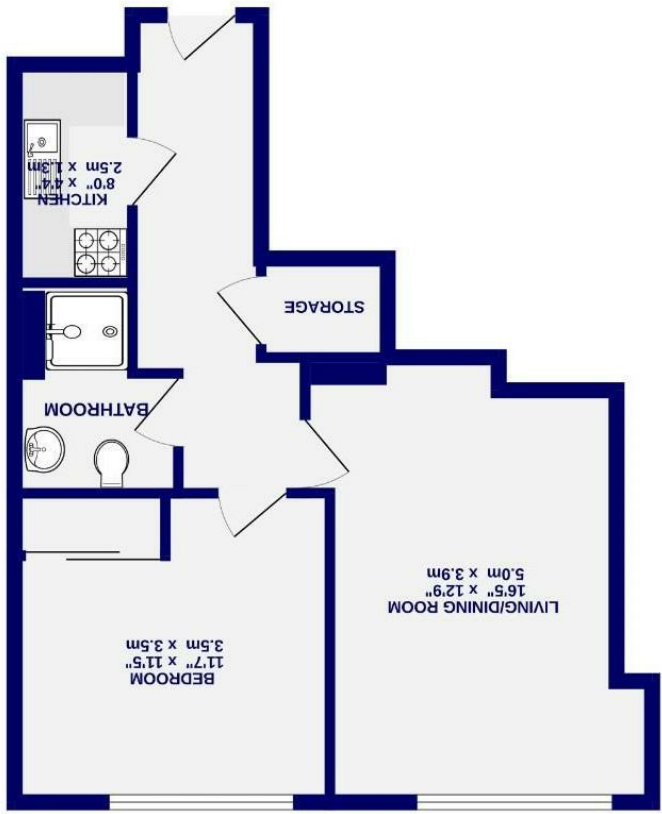


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

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

Leasehold
Council Tax Band - Exempt
YO1 9AE
, York
Navigation Road

TOTAL FLOOR AREA - 106 sq ft (10.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and other areas are approximate. It is advised that prospective purchasers should verify the measurements of the property and the accuracy of the floor plan 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.



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

