

Neapolitan House, York YO23 1PY

£225,000

**Stephensons**  
estate agents & chartered surveyors



This well-proportioned apartment offers contemporary, low-maintenance living within the highly regarded Chocolate Works development, just south of York city centre. The property is offered for sale with no onward chain, making it an appealing opportunity for a range of buyers.

Tenure: Leasehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: B - 83  
Council Tax: C - City of York  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



The accommodation begins with a welcoming entrance hall, which benefits from a generous built-in storage cupboard, ideal for coats and household items. The apartment then opens into an impressive open-plan kitchen, living and dining space, forming the heart of the home. The kitchen is fitted with modern cabinetry and integrated appliances and also features an additional large storage cupboard, providing excellent practicality. The living area comfortably accommodates both seating and dining, with a sliding patio-style door opening onto a private balcony, extending the living space and allowing natural light to flood the room.

The bedroom is a comfortable double and features built-in wardrobes, while the accommodation is completed by a contemporary bathroom with a modern suite and neutral finishes.

Neapolitan House sits within the landmark Chocolate Works redevelopment, known for its blend of modern apartment living and historic character. Residents benefit from secure communal access with video entry, lift access to all floors, and well-maintained communal gardens, creating a pleasant and convenient living environment.

The location offers easy access to York's historic city centre, riverside walks, cafés and restaurants, with York Railway Station also within convenient reach, making this an ideal base for city living or commuting.

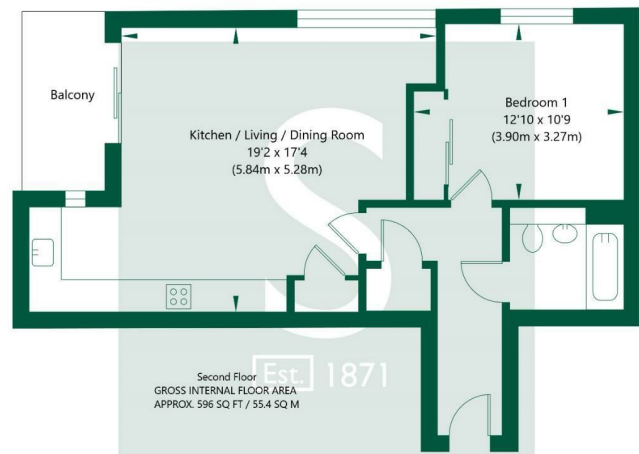
#### Lease Details:

Lease Length: 145 years left on the lease.

Service Charges : £1560 per annum – Reviewed annually.

Ground Rent : £300 per annum.

Neapolitan House, Joseph Terry Grove, York, YO23 1PY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 596 SQ FT / 55.4 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2022



#### Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

#### Associate Partners:

N Lawrence  
I Jarvis MNAEA