



The Cocoa Works, Haxby Road, York YO31 8AD

£465,000



An exceptional two bedroom penthouse apartment extending to approximately 869 sq ft, positioned on the sixth floor of The Cocoa Works and benefiting from a superb private terrace and one allocated parking space included within the purchase price.

The Cocoa Works is the landmark conversion of York's historic Rowntree's chocolate factory, combining contemporary living with the industrial character and heritage of this iconic building. Developed by Latimer, part of Clarion Housing Group, residents benefit from landscaped communal gardens, lift access, a 12 hour concierge service and co working space.

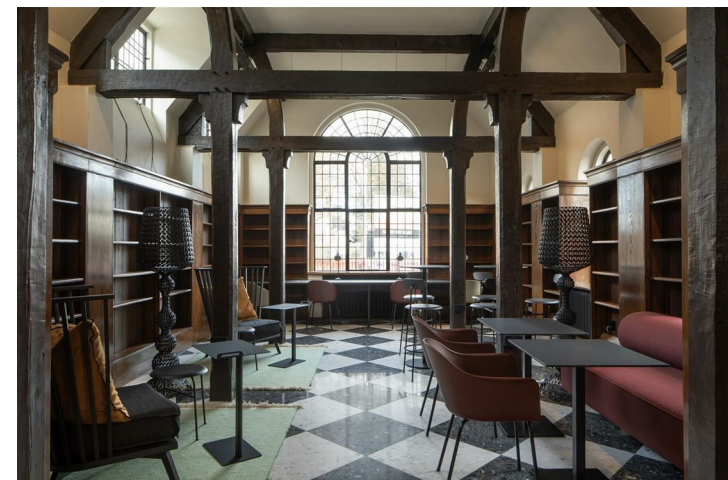
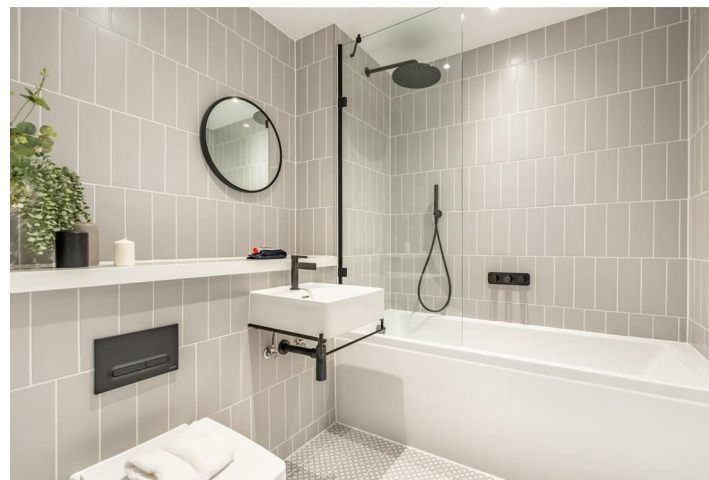
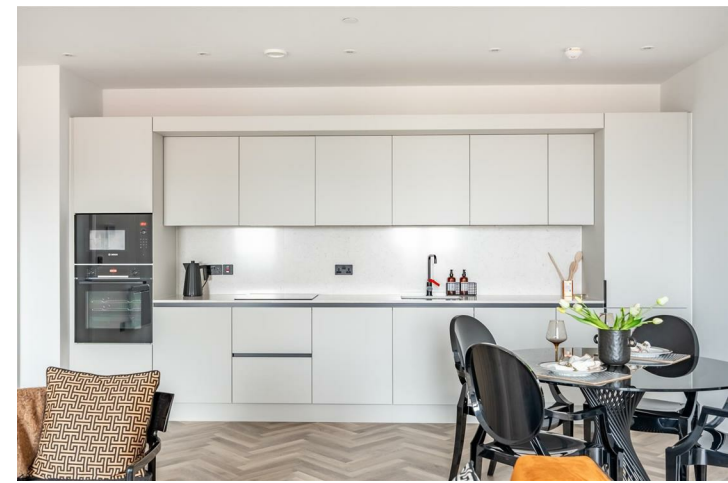
The apartment opens into a welcoming hallway with useful storage and a separate utility room. At the heart of the home is an impressive open plan kitchen, living and dining room measuring approximately 21 ft 4 by 17 ft. High ceilings and generous feature windows create a bright and spacious feel, with doors opening directly onto the private terrace, extending to approximately 27 ft 10.

The contemporary handleless kitchen features elegant matt cabinetry and integrated Bosch appliances, complemented by lime washed oak effect herringbone flooring throughout the main living space.

There are two well proportioned double bedrooms, including a particularly spacious principal bedroom with a stylish en suite shower room. A contemporary main bathroom serves the second bedroom and guests, featuring Vado brassware, a Crittall style shower screen and a bath with overhead and handheld showers.

Ideally positioned for York city centre, York Hospital and the railway station, with nearby cycle routes and regular transport links.

Leasehold
Length of lease - 997 years remaining
Ground rent - £0
Service Charge - £2,880.50 per annum



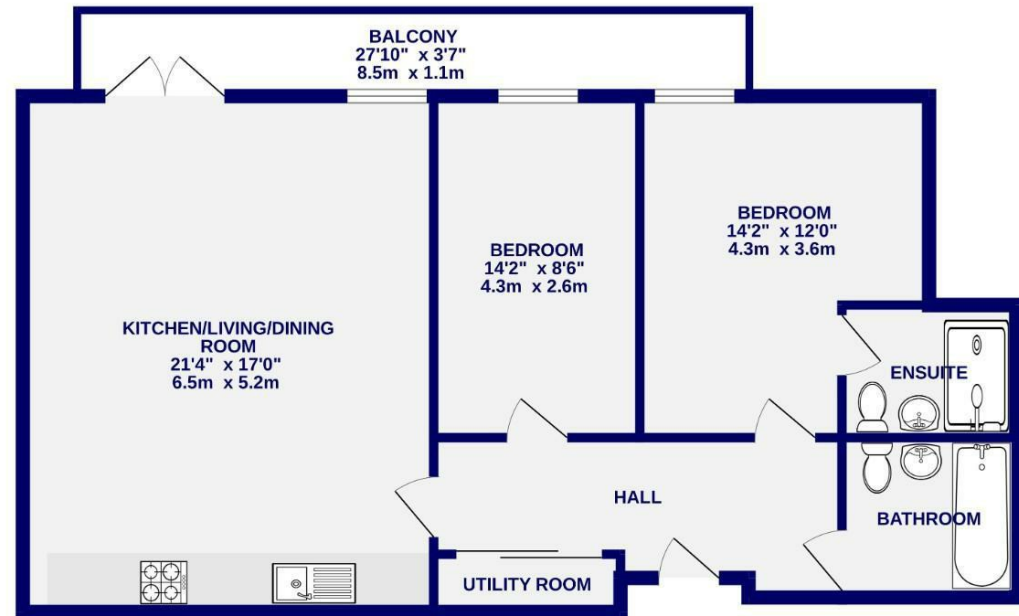


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Leasehold
Council Tax Band - New Build

- A Penthouse Apartment
- Luxury Design In The Sought After Cocoa Works
- On site Restaurant and Convenience Store Coming Soon
- Sixth Floor With Balcony
- Open Plan Living/Dining/Kitchen
- Allocated Parking Space Included
- EPC B

6TH FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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. If included in the plan the garage/stores 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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