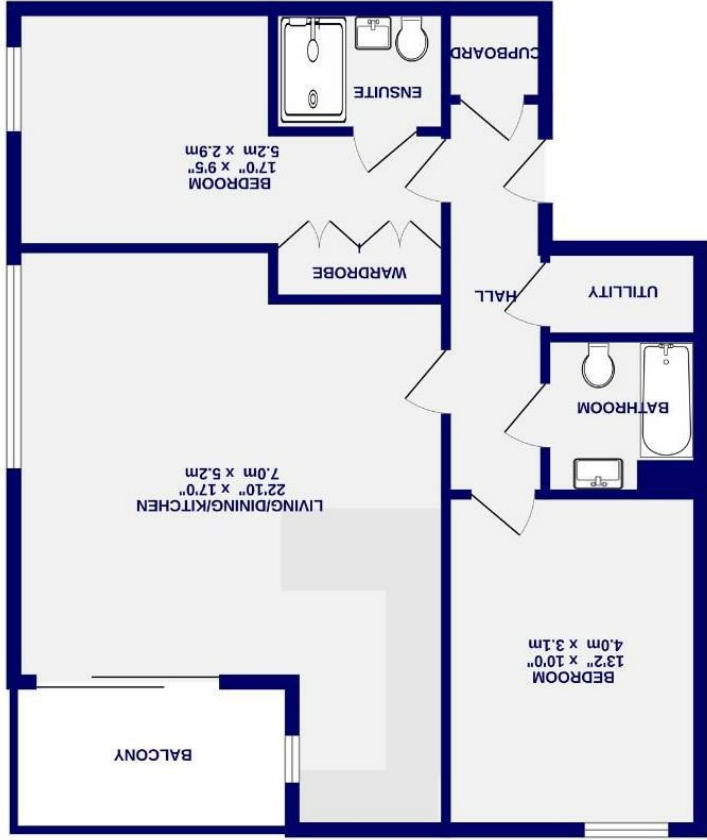


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FIRST FLOOR
750 sq. ft. (69.6 sq.m.) approx.

- Leasehold Council Tax Band - E
- Modern Apartment
- Two Double Bedrooms
- Two Bathrooms
- Balcony & Allocated Parking
- Offered with No Onward Chain
- EPC B

Cocoa House
Clock Tower Way,
YO23 1PP



Cocoa House
Clock Tower Way, York
YO23 1PP

£325,000



Located within the popular Chocolate Works development, close to York Racecourse, the Knavesmire and the much-acclaimed Bishopthorpe Road, with its array of local amenities, is this two double bedroom first floor apartment. Offered in excellent condition throughout, the property provides contemporary living accommodation which, thanks to its open-plan design, feels particularly spacious.

The internal accommodation comprises an entrance hall leading to the true hub of the home, a high-specification open-plan kitchen, dining and living area, with patio doors opening onto a balcony. The kitchen features a range of contemporary wall and base units, integrated appliances and an induction hob, all complemented by stylish quartz worktops. There are two double bedrooms, with the principal bedroom benefiting from an en suite shower room, in addition to a house bathroom. The property also benefits from black out blinds, underfloor heating throughout and useful storage/utility cupboards.

Externally, there is an allocated parking space and a cycle store. Offered with no onward chain, early viewing is highly recommended.

Leasehold
Lease Length 992 Years Remaining
Ground Rent £250 per annum
Review Dates 2035
Service Charge £1,781.66 per annum

Council Tax Band E

