



HUDSON
MOODY

47 Cocoa Suites Navigation Road, York, YO1 9AE

Nestled in the heart of York, this modern studio apartment on Navigation Road offers a unique blend of comfort and convenience. With its prime central location, residents will find themselves just a stone's throw away from the vibrant city life, including an array of shops, cafes, and cultural attractions. The property is currently being let out on a holiday let basis and generated a gross income of £31,820.57 in 2024.

- **Superb Contemporary Studio Flat**
- **First Floor of a Converted Period Warehouse**
- **Successful Running Holiday Let**
- **Gross Income for 2024 of £31,820.57**
- **Spacious Shower Room with Shower Cubicle**
- **20ft Living, Kitchen, Dining and Sleeping Area**
- **Close to City Centre**
- **Lift to All Floors**
- **Situated Close to the River Foss**

Guide Price £195,000

Tenure: Leasehold

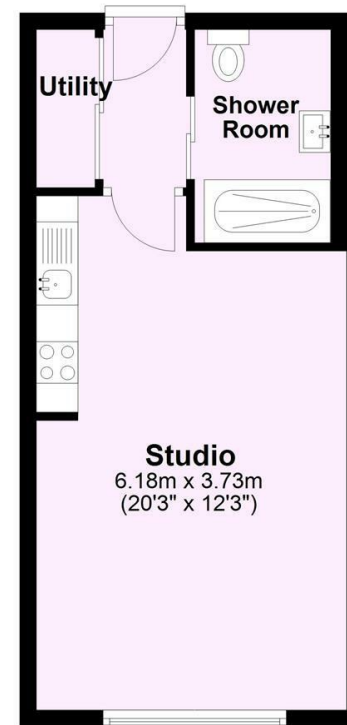
Council Tax Band: B

Lease Length 999 years From 2019-994 remaining

Ground Rent £300 PA

Service Charge £238.18 per quarter

Ground Floor
Approx. 30.5 sq. metres (328.5 sq. feet)




Total area: approx. 30.5 sq. metres (328.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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