

TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.



Cocoa House
Clock Tower Way, York
YO23 1FQ

£340,000



Positioned within the sought-after Chocolate Works development, moments from York Racecourse, the Knavesmire and the ever-popular Bishopthorpe Road with its vibrant mix of independent shops, cafés and amenities, this impressive two double bedroom penthouse apartment enjoys elevated views across York Racecourse. Beautifully presented throughout, the property offers stylish and contemporary living, with an open-plan layout.

Accessed via a secure communal entrance, with the benefit of a lift, the apartment is accessed via a welcoming entrance hall which leads into the heart of the home - a high-specification open-plan kitchen, dining and living area. This superb space is enhanced by large glazed doors opening onto a private balcony, perfectly positioned to take in the far-reaching outlook across the racecourse. The kitchen itself is fitted with a range of modern wall and base units, integrated appliances and an induction hob, all finished with sleek quartz worktops. There are two well-proportioned double bedrooms, with the principal suite benefitting from a contemporary en suite shower room, alongside a stylish house bathroom.

Externally, the property benefits from an allocated parking space and access to a secure cycle store.

Offered with no onward chain, this superb penthouse presents an excellent opportunity for a range of buyers, and early viewing is highly recommended.

Leasehold
Length of lease- 993 years remaining
Ground rent - £250 per annum
Ground rent review date- 2035
Service Charge- £2,201.86 per annum

Council Tax Band- E

