

## Neapolitan House, The Chocolate Works, York £230,000

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.



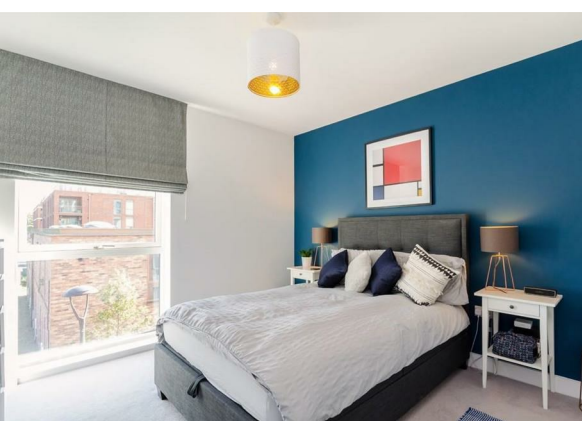


The accommodation begins with a welcoming entrance hall, which benefits from a generous built-in storage cupboard, ideal for coats and household items. The apartment then opens into an impressive open-plan kitchen, living and dining space, forming the heart of the home. The kitchen is fitted with modern 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.

### Material Information

Tenure: Leasehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband: up to 1000 Mbps\*

EPC Rating: B - 83

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions



Starting Year of Lease : 2015

Years Remaining on Lease : 145 years

Service Charges : £1560 per annum – Reviewed annually

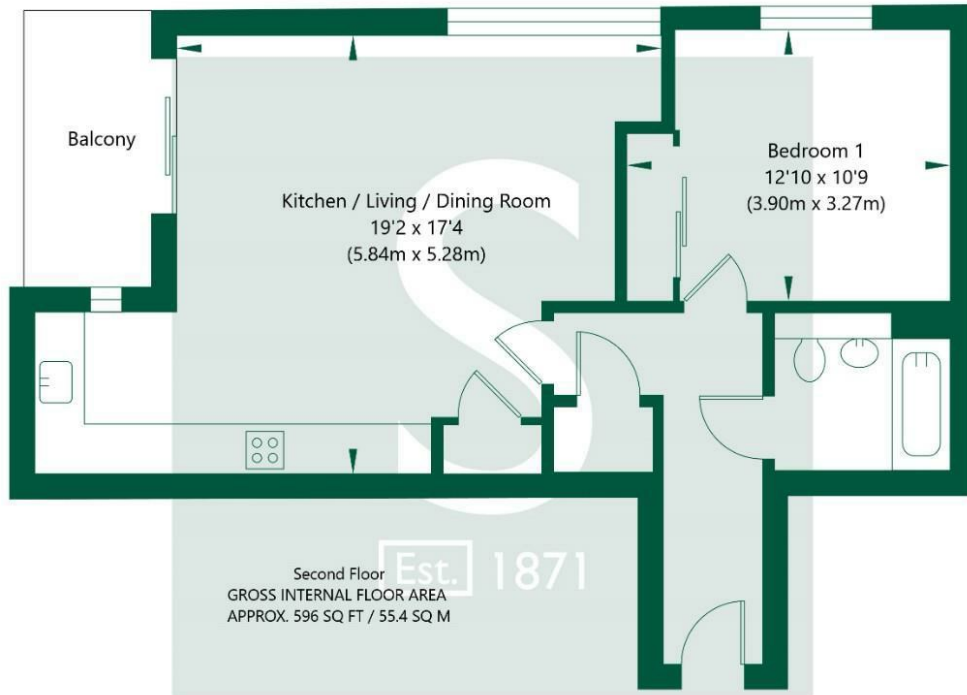
Ground Rent : £300 per annum

\*Download speeds vary by broadband providers so please check with them before purchasing.

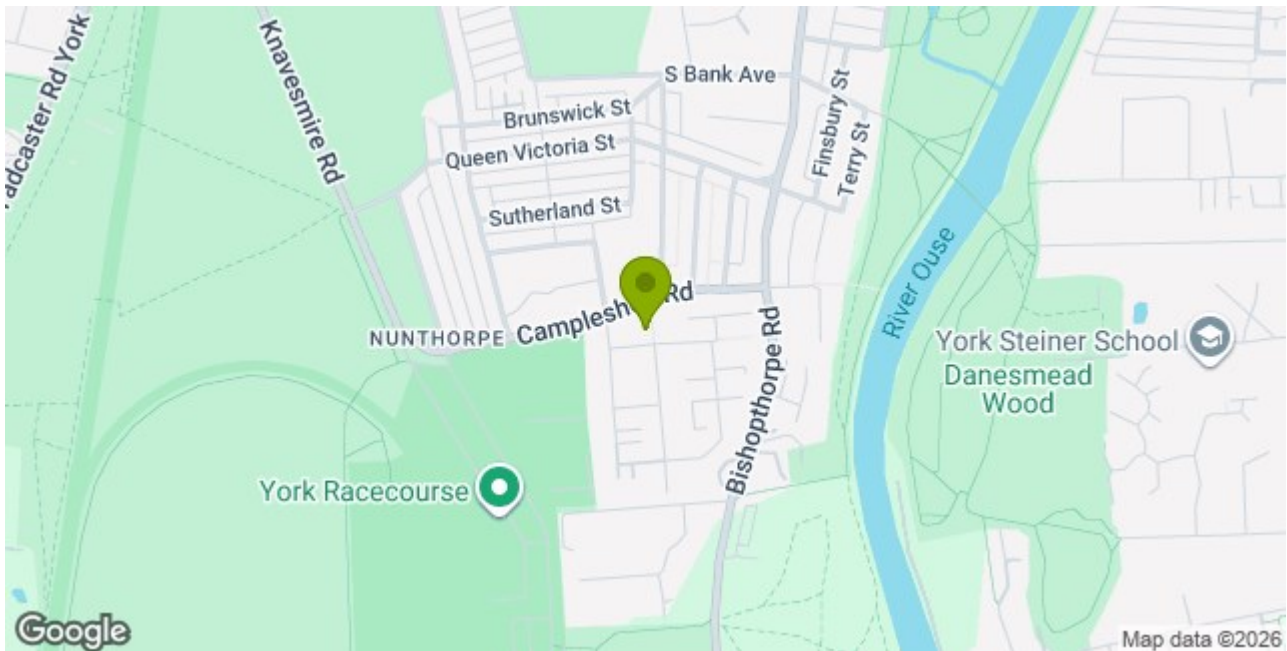
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# Neapolitan House, Joseph Terry Grove, York, YO23 1PY



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.  
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