



THE COCOA WORKS, HAXBY ROAD, YO31
£385,000

Carter Jonas

517 THE COCOA WORKS, HAXBY ROAD, YO31

This property would make an excellent home close to the city, but would also make an ideal investment opportunity.

This will be an exceptionally bright 2 bedroom apartment located on the 5th floor and will be accessed via secure communal hallways with either a lift or a staircase. The internal accommodation will have an entrance hall with utility cupboard, the main living space will be an open plan reception/diner and fitted kitchen. This impressive space has large windows and high ceilings will give the feeling of generous space. The kitchen will have a modern feel with fitted units and built-in Bosch appliances. There will also be a main bedroom with an en-suite shower room and a built-in wardrobe. Then a second double bedroom with further storage and finally a three piece bathroom.

The development will also boast the advantages of a concierge team.

The Cocoa Works is the conversion of the former Rowntree chocolate factory and is well-placed to access the city centre, the outer ring road and local amenities.

Currently under development and expected to be completed in Summer/Autumn 2023, the superb building will have generous communal gardens and wonderful character features. This property comes with one allocated parking space. Council tax band is to be confirmed.

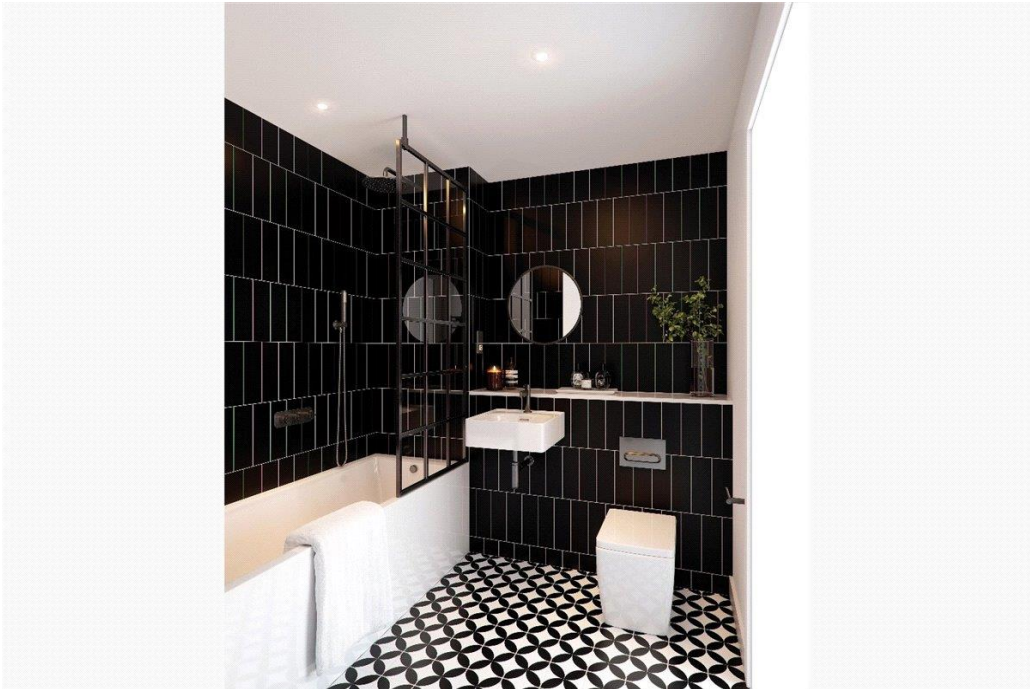
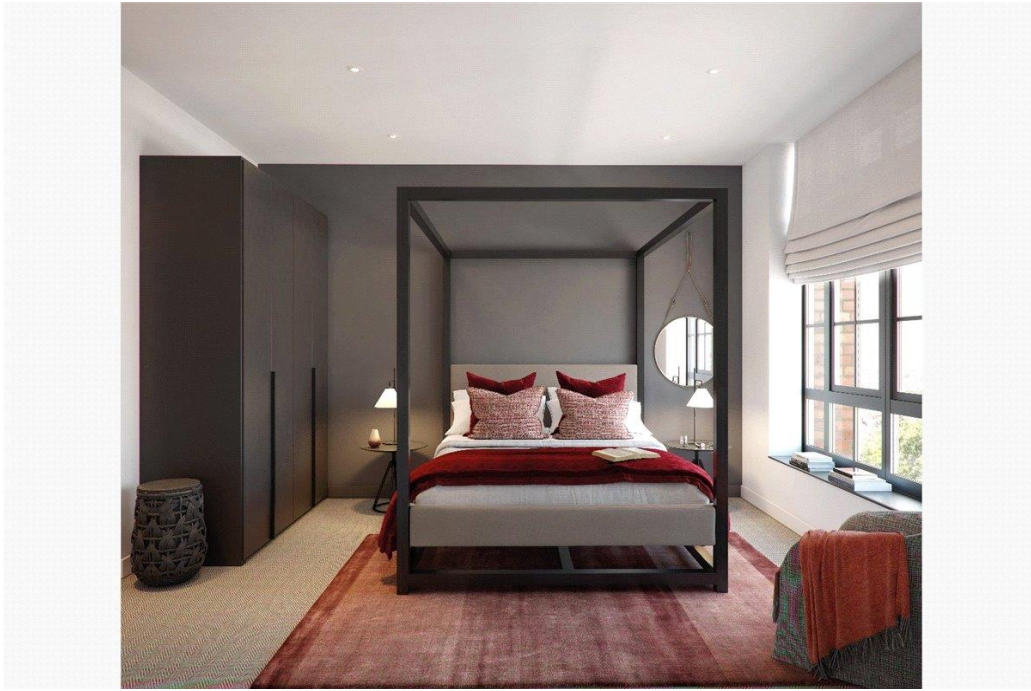
The Cocoa Works is a leasehold development. The lease length for the apartment will be 999 years from completion of the property. The service charges will be £2.01 - £2.39 per square foot, per annum. These can be paid either quarterly or annually and will be reviewed annually against the retail price index. These prices will be reviewed before completion.

The annual ground rent* will be £100 for studio and one bedroom apartments, £150 for two bedroom apartments and £200 for three bedroom apartments. The ground rent will increase by the original amount every 25 years.

Due to the leasehold reform (ground rent) act 2022 we anticipate there will no longer be a ground rent charge.

THIS APARTMENT WAS ONE OF THE FIRST TO BE RESERVED WITHIN THIS SOUGHT AFTER DEVELOPMENT WHEN THE FIRST RELEASE OF PROPERTIES WERE OFFERED AND IS NOW AVAILABLE.







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Classification L2 - Business Data