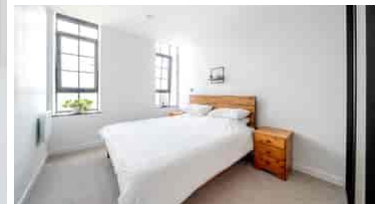


## £77,000 Shared Ownership

Cream, The Cocoa Works, Haxby Road, York YO31 8AF



- Guideline Minimum Deposit £7,700
- Fourth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- High Performance Glazing
- Guide Min Income Dual £27.7k | Single £31.9k
- Approx. 527 Sqft Gross Internal Area
- Stylish Bathroom
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £220,000). This immaculately-presented apartment is on the fourth floor of the recently-converted Rowntree chocolate works site (building has a lift). The property has a twenty-seven-foot reception room with attractive herringbone flooring and three east-facing windows. The open-plan kitchen area features handle-less cabinet fronts, integrated appliances and an island unit. There is a fitted wardrobe in the bedroom, a large storage/utility cupboard and a stylish, high-spec bathroom. Internal wall insulation and high performance glazing help bring energy-efficiency up to modern standards. The city centre is within comfortable walking distance and can also be reached by bus or brief bike ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years less 5 days from 13/02/2020).

**Minimum Share:** 35% (£77,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £369.98 per month (subject to annual review).

**Service Charge:** £140.81 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,700 | Single - £31,900 (based on minimum share and 10% deposit).

**Council Tax:** Band B, City of York Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS

### FOURTH FLOOR

#### Reception

27' 9" max. x 13' 0" max. (8.46m x 3.96m)

#### Kitchen

included in reception measurement

#### Bedroom

13' 7" x 9' 2" (4.14m x 2.79m)

#### Bathroom

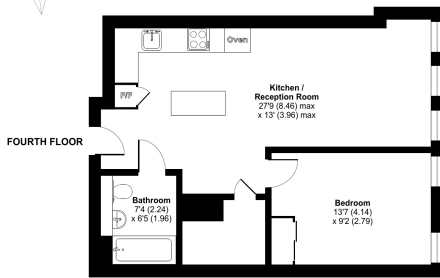
7' 4" max. x 6' 5" max. (2.24m x 1.96m)



The Cocoa Works, Haxby Road, York, YO31

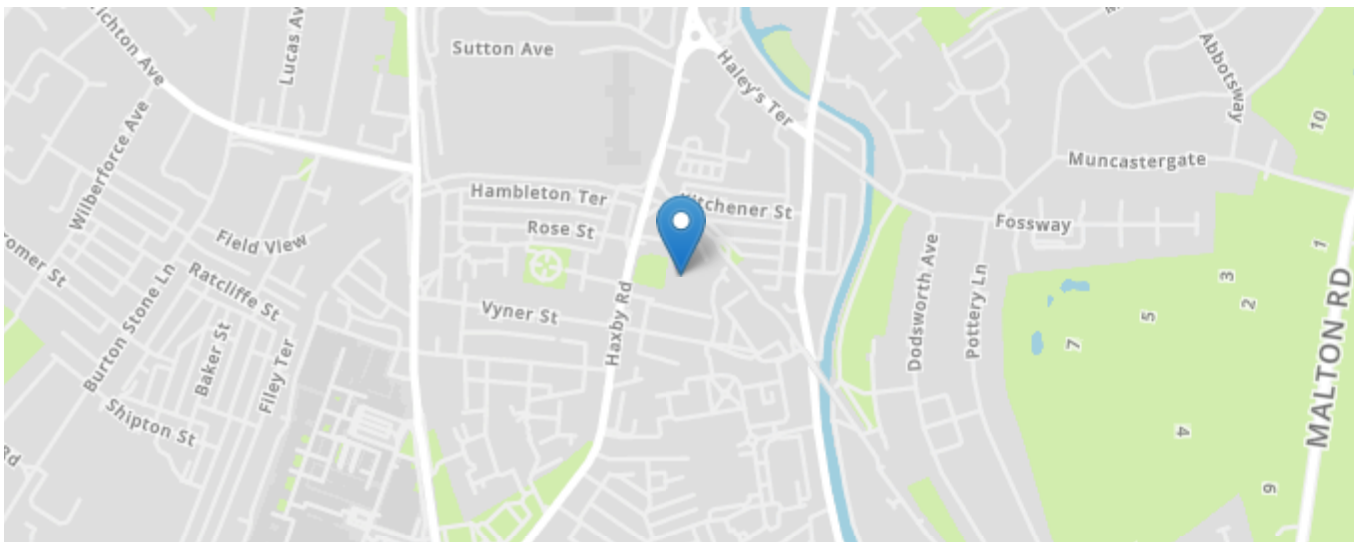
Approximate Area = 527 sq ft / 49 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Produced by Urban Moves. 8221 12/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.