

## £126,000 Shared Ownership

Mint, The Cocoa Works, Haxby Road, York YO31 8AE



- Guideline Minimum Deposit £12,600
- Third Floor (two lifts in this part of the building)
- Spacious, Open-Plan Kitchen/Reception
- Modern Insulation and High Performance Glazing
- Guide Min Income Dual £42.1k | Single £48.4k
- Approx. 737 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £315,000). A beautifully-presented, third-floor flat in the recently-converted Rowntree chocolate factory. The entrance door opens into a twenty-four-foot reception room with herringbone flooring and an attractive kitchen area featuring handle-less units and integrated appliances. Natural light is provided by four tall, west-facing windows. There is a main bedroom with spacious, en-suite shower room plus a generously-sized second double bedroom and a stylish bathroom. Both bedrooms include fitted wardrobes. A storage/utility cupboard has been provided, between the entrance door and the kitchen, and demanding insulation standards combined with high performance glazing make for a good energy-efficiency rating. There is a coffee shop/restaurant within the well-kept grounds of The Cocoa Works and a residents' library and co-working space in the concierge building. The city centre can be easily reached on foot, via bus or by brief cycle ride. Haxby Road Primary School, which is just a few minutes walk away, is Ofsted-rated 'Good' and there are several other well-thought-of schools, primary and secondary, in the local area.

### **Housing Association** Clarion

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

**Minimum Share:** 40% (£126,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £446.99 per month (subject to annual review).

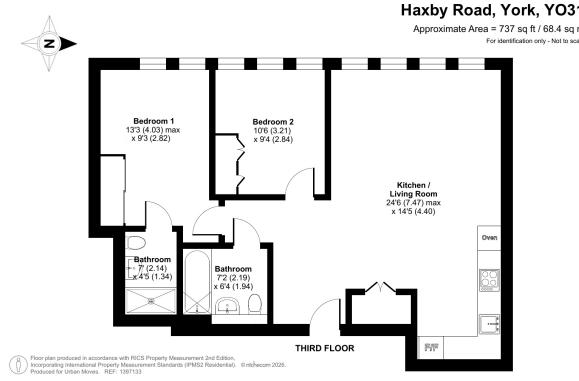
**Service Charge:** £191.80 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £42,100 | Single - £48,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

## DIMENSIONS



### THIRD FLOOR

#### Reception

24' 6" max. x 14' 5" (7.47m x 4.40m)

#### Kitchen

included in reception measurement

#### Bedroom 1

13' 3" x 9' 3" (4.03m x 2.82m)

#### En-Suite Shower Room

7' 0" x 4' 5" (2.14m x 1.34m)

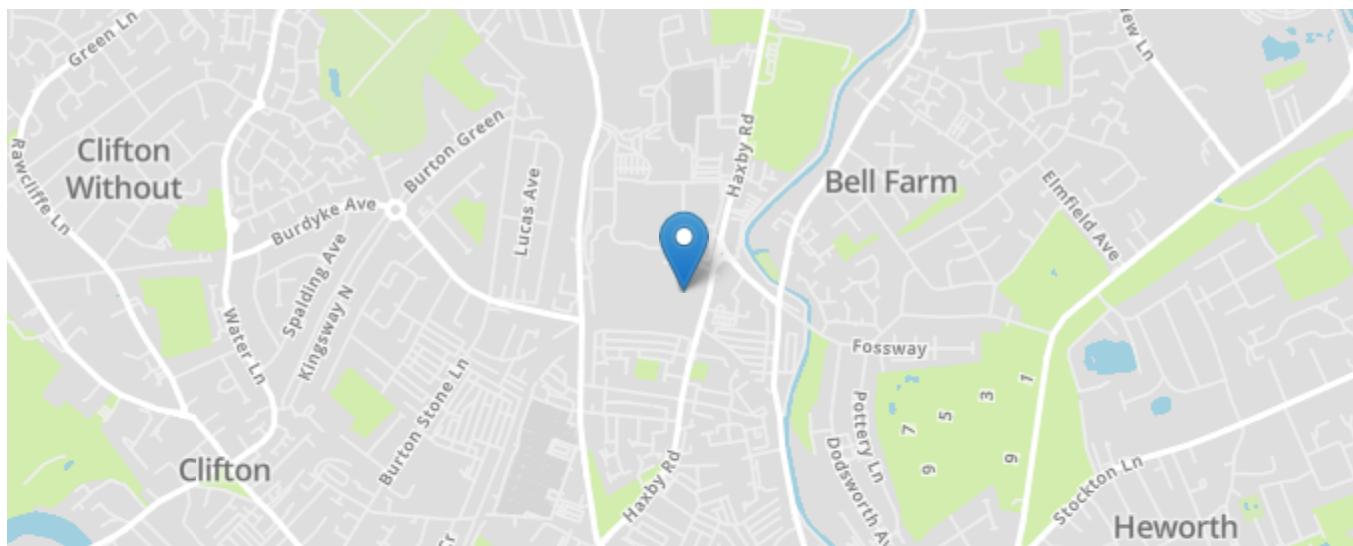
#### Bedroom 2

10' 6" x 9' 4" (3.21m x 2.84m)

#### Bathroom

7' 2" max. x 6' 4" max. (2.18m x 1.93m)

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(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		
<b>England, Scotland &amp; Wales</b>	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.