

£112,000 Shared Ownership

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



- Guideline Minimum Deposit £11,200
- Third Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Modern Insulation and High Performance Glazing
- Guide Min Income Dual £42.8k | Single £49k
- Approx. 776 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- City Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £320,000). This stylishly-presented apartment is on the third floor of the recently-converted Rowntree chocolate factory. The property has attractive herringbone-style flooring in the entrance hall and in the dual-aspect reception room. An open-plan kitchen area features integrated appliances and an island unit/breakfast bar. There is a main bedroom with built-in wardrobe and en-suite shower room plus a spacious second double bedroom, a smart, high-spec bathroom and a large storage/utility cupboard. Well insulated walls and modern, warehouse-type windows with high performance glazing help keep energy costs down. 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: 35% (£112,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £565.08 per month (subject to annual review).

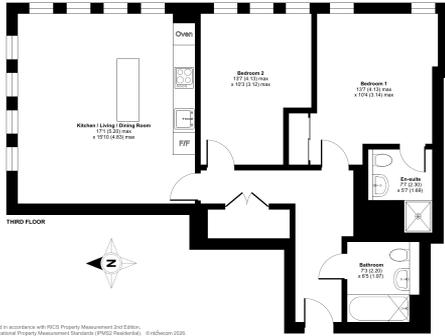
Service Charge: £201.75 per month (subject to annual review).

Guideline Minimum Income: Dual - £42,800 | Single - £49,000 (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.

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Approximate Area = 776 sq ft / 72 sq m
For information only - Not to scale



Plan produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on site. Produced by Urban Moves. 0207 1422007

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Reception

17' 1" max. x 15' 10" max. (5.20m x 4.83m)

Kitchen

included in reception measurement

Bedroom 2

13' 7" max. x 10' 3" max. (4.13m x 3.12m)

Bedroom 1

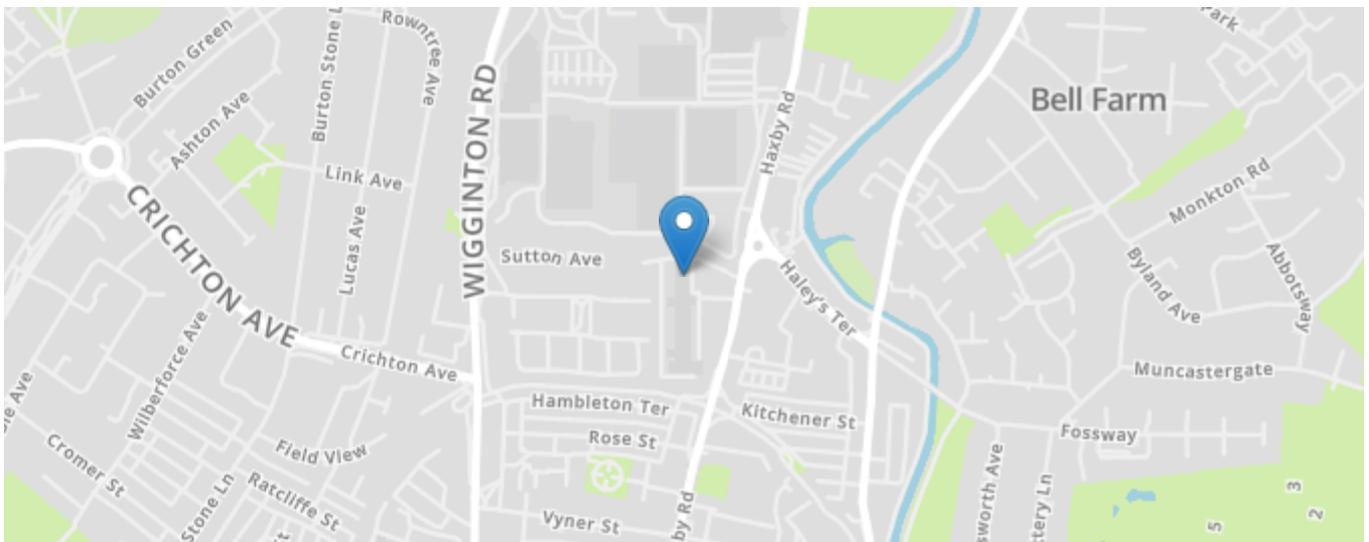
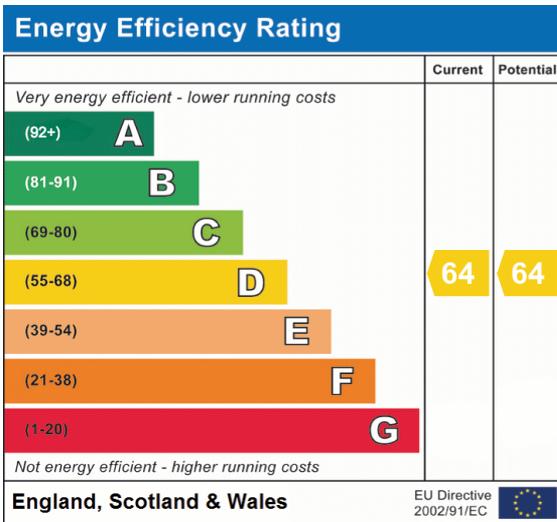
13' 7" max. x 10' 4" (4.13m x 3.14m)

En-Suite Shower Room

7' 7" max. x 5' 7" max. (2.31m x 1.70m)

Bathroom

7' 3" x 6' 5" (2.20m x 1.97m)



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.