

£58,750 Shared Ownership

Mint, The Cocoa Works, York, North Yorkshire YO31 8AE



- Guideline Minimum Deposit £5,875
- Approx. 588 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Extensive Communal Grounds
- Guide Min Income Dual £25.8k | Single £29.2k
- First Floor (building has a lift)
- Fitted Wardrobe in Bedroom
- Modern Insulation and High Performance Glazing
- City Centre Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £235,000). A spacious one-bedroom apartment on the first floor of the recently-converted Rowntree chocolate works building. The property has a twenty-five-foot reception room with attractive herringbone flooring and a trio of east-facing, warehouse-type windows. The open-plan kitchen area features stylish, handleless units and integrated appliances. There is a good-sized bedroom with fitted wardrobe, a sleek, high-spec bathroom and a large built-in storage/utility cupboard. Well insulated walls and 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.

Housing Association: Clarion.

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

Minimum Share: 25% (£58,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £414.39 per month (subject to annual review).

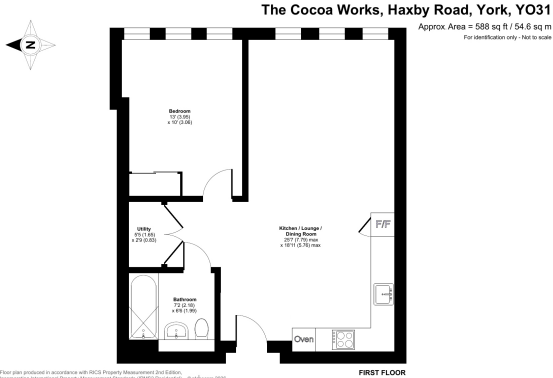
Service Charge: £148.65 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,800 | Single - £29,200 (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



FIRST FLOOR

Reception
25' 7" max. x 18' 11" max. (7.79m x 5.76m)

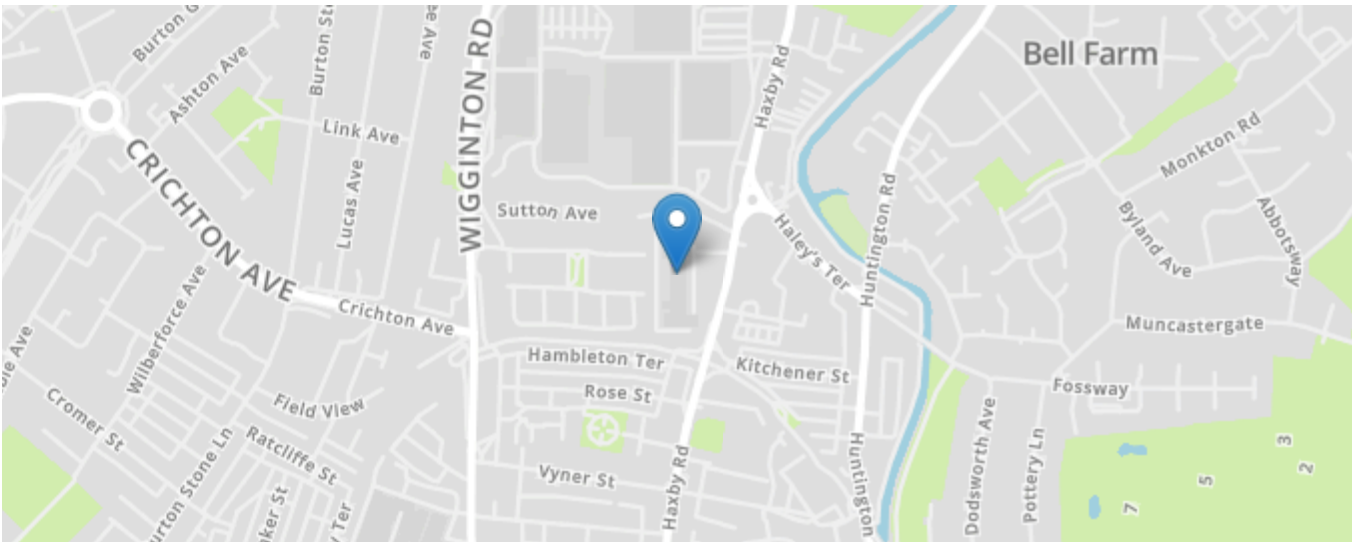
Kitchen
included in Reception

Bedroom
13' 0" x 10' 0" (3.95m x 3.06m)

Bathroom
7' 2" max. x 6' 6" max. (2.18m x 1.99m)

Utility Closet
5' 5" x 2' 9" (1.65m x 0.83m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.