

£61,250 Shared Ownership

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



- Guideline Minimum Deposit £6,125
- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Extensive Communal Grounds
- Guide Min Income Dual £26.8k | Single £30.7k
- Approx. 522 Sqft Gross Internal Area
- 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 £245,000). This smartly-presented apartment is on the third floor of the recently-converted Rowntree chocolate works building and has an approximately twenty-eight-foot reception room. Features include herringbone flooring, warehouse-style windows and an open-plan kitchen area with handle-less cabinet fronts, integrated appliances and an island unit. There is a good-sized bedroom with fitted wardrobe, a walk-in utility cupboard and a sleek, monochrome bathroom. Well insulated walls and high performance glazing help bring the energy-efficiency rating up to modern standards. 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% (£61,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £438.07 per month (subject to annual review).

Service Charge: £149.24 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,800 | Single - £30,700 (based on minimum share and 10% deposit).

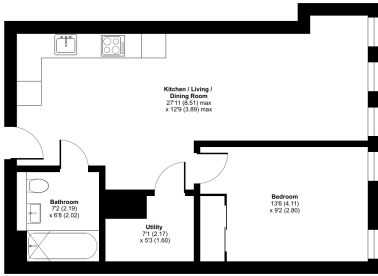
Council Tax: Band B, City of York Council. Priority is given to applicants living and/or working in this local authority.

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 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 = 522 sq ft / 48.4 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) Requirements. © Urban Moves 2020. Produced for Urban Moves. REF: 1477114

DIMENSIONS

THIRD FLOOR

Reception
27' 11" max. x 12' 9" max. (8.51m x 3.89m)

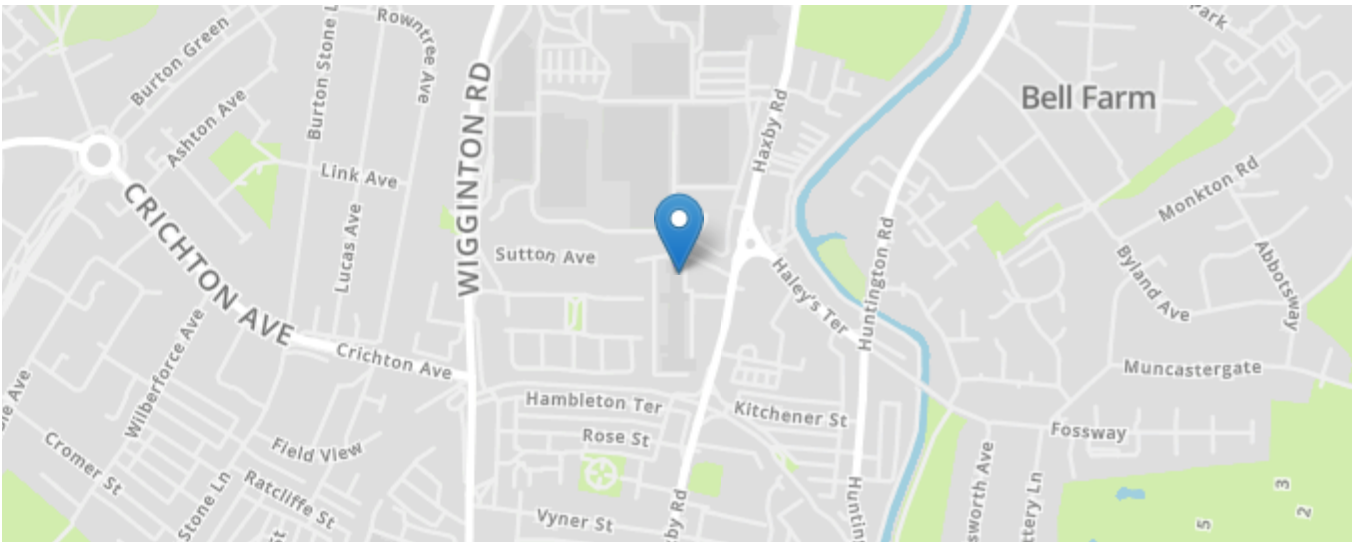
Kitchen
included in reception measurement

Bathroom
7' 2" max. x 6' 8" max. (2.19m x 2.02m)

Utility Room
7' 1" max. x 5' 3" max. (2.17m x 1.60m)

Bedroom
13' 6" x 9' 2" (4.11m x 2.80m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(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.