

## £72,500 Shared Ownership

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



- Guideline Minimum Deposit £7,250
- Ground Floor
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Modern Insulation and High Performance Glazing
- Guide Min Income Dual £35.5k | Single £41.7k
- Approx. 763 Sqft Gross Internal Area
- Open Plan Kitchen
- Bathroom plus En-Suite Shower Room
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £290,000). An attractively-presented apartment in the recently-converted Rowntree chocolate factory. The ground-floor property has a dual-aspect reception room with herringbone flooring and no less than eight warehouse-style windows. The open-plan kitchen features an island unit/breakfast bar and integrated appliances. There are two good-sized double bedrooms. Both include a fitted wardrobe and one is en-suite to a high-spec shower room. The hallway provides access to the smart, modern bathroom as well as to a large storage/utility cupboard. Well insulated walls and floor 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. York 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:** 25% (£72,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £568.05 per month (subject to annual review).

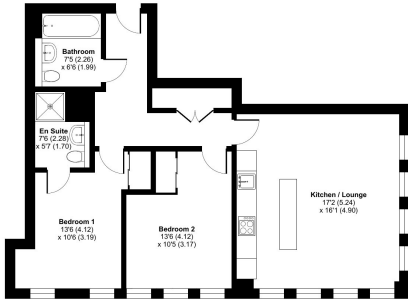
**Service Charge:** £213.35 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,500 | Single - £41,700 (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.

The Cocoa Works, Haxby Road, York, YO31



GROUND FLOOR  
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition  
 Incorporating International Property Measurement Standards (IPMS) Residential  
 Produced for Urban Moves. REF: 1466042 ©urbmoves 2020

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

17' 2" x 16' 1" (5.24m x 4.90m)

#### Kitchen

included in reception measurement

#### Bedroom 2

13' 6" max. x 10' 5" max. (4.12m x 3.17m)

#### Bedroom 1

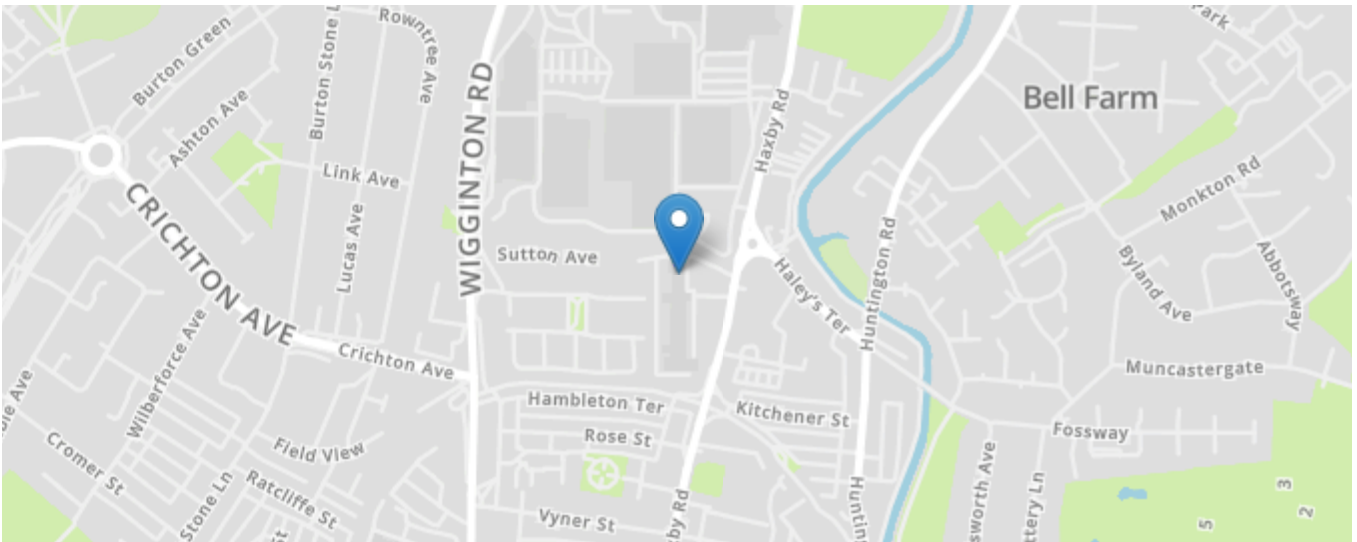
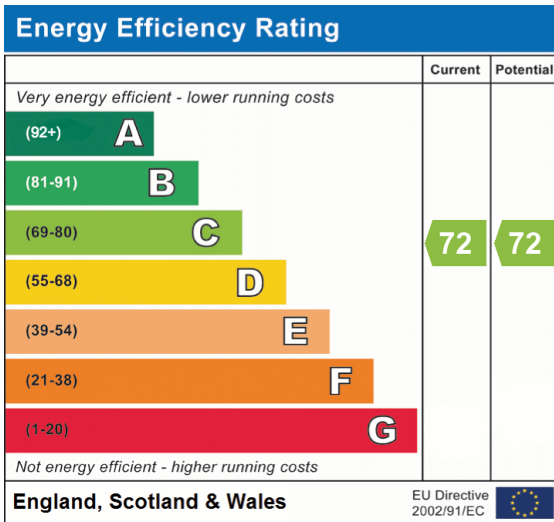
13' 6" max. x 10' 6" max. (4.12m x 3.19m)

#### En-Suite Shower Room

7' 6" max. x 5' 7" max. (2.28m x 1.70m)

#### Bathroom

7' 5" max. x 6' 6" max. (2.26m x 1.99m)



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.