

£80,500 Shared Ownership

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



- Guideline Minimum Deposit £8,050
- Third Floor (two lifts in this part of the building)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Extensive Communal Grounds
- Guide Min Income Dual £42.9k | Single £49.2k
- Approx. 564 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 35% share. Full market value £230,000). A spacious and stylishly-presented, one-bedroom apartment on the third floor of the recently-converted Rowntree chocolate works building. The property has a twenty-three-foot reception room with attractive herringbone flooring and a trio of warehouse-type windows. The open-plan kitchen area features stylish, handle-less 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 in the entrance hall. 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: 35% (£80,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £367.21 per month (subject to annual review).

Service Charge: £149.51 per month (subject to annual review).

Guideline Minimum Income: Dual - £42,900 | Single - £49,200 (based on minimum share and 10% deposit).

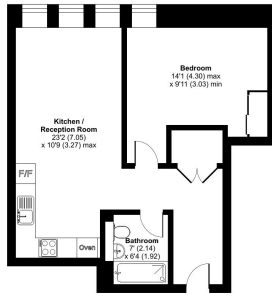
Council Tax: Band B, City of York Council. Priority is given to applicants living and/or working in this local authority.

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 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

Approximate Area = 564 sq ft / 52.4 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS). Produced for Urban Moves. REF: 1026648

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Bathroom

7' 0" max. x 6' 4" max. (2.14m x 1.92m)

Reception

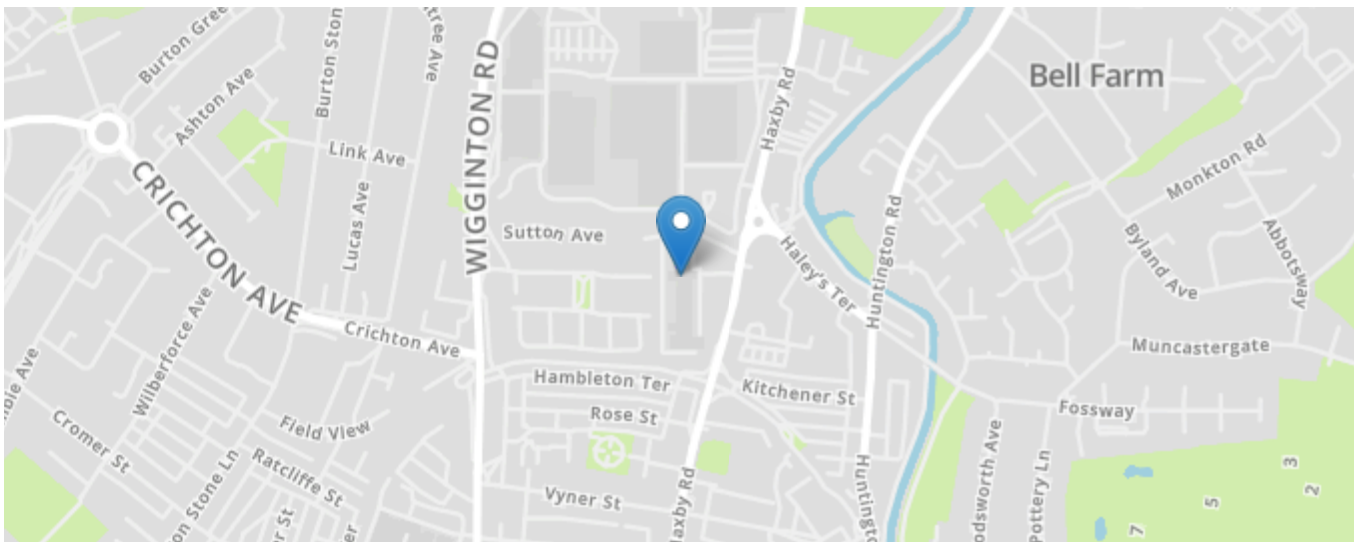
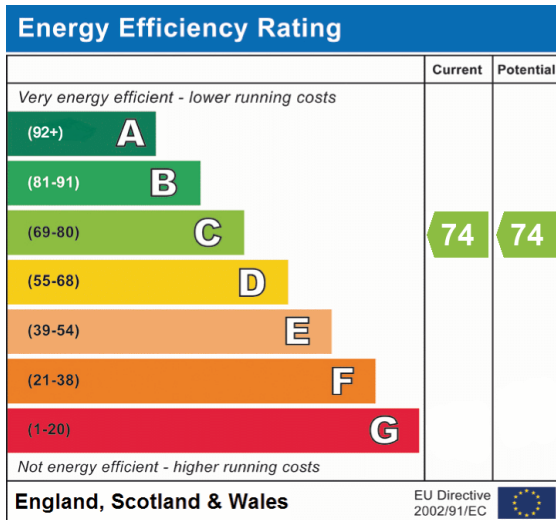
23' 2" x 10' 9" max. (7.05m x 3.27m)

Kitchen

included in reception measurement

Bedroom

14' 1" max. x 9' 11" min. (4.30m x 3.03m)



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.