

£84,000 Shared Ownership

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



- Guideline Minimum Deposit £8,400
- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Extensive Communal Grounds
- Guide Min Income Dual £29.5k | Single £34.7k
- Approx. 539 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Modern Insulation and High Performance Glazing
- Allocated, Off-Street Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £240,000). The Cocoa Works is the residential conversion of the former Rowntree's Building and is set within well-kept communal grounds that include a coffee shop/restaurant, a residents' library and a co-working space in the concierge building. Internal insulation and warehouse-style windows with high-performance glazing have been installed to bring energy-efficiency ratings up to modern expectations. The property available is on the first floor and has a spacious, open-plan kitchen/reception room with attractive herringbone flooring, handle-less units and integrated appliances. There is a generously-sized bedroom, a stylish bathroom and a large storage/utility cupboard. York city centre can be easily reached on foot, via bus or brief bike ride and this particular apartment comes with an allocated, off-street parking space.

Housing Association: Clarion.

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

Minimum Share: 35% (£84,000). The housing association will expect that you will purchase the largest share affordable.

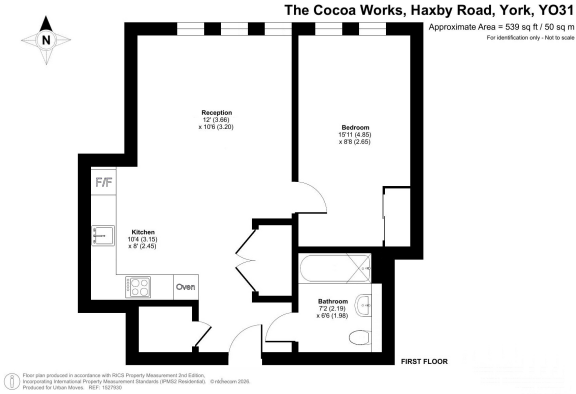
Shared Ownership Rent: £406.13 per month (subject to annual review).

Service Charge: £155.00 per month (subject to annual review).

Guideline Minimum Income: Dual - £29,500 | Single - £34,700 (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 can only be obtained once you are the property owner).



DIMENSIONS

FIRST FLOOR

Entrance Hall

Kitchen Area

10' 4" x 8' 0" (3.15m x 2.45m)

Reception Area

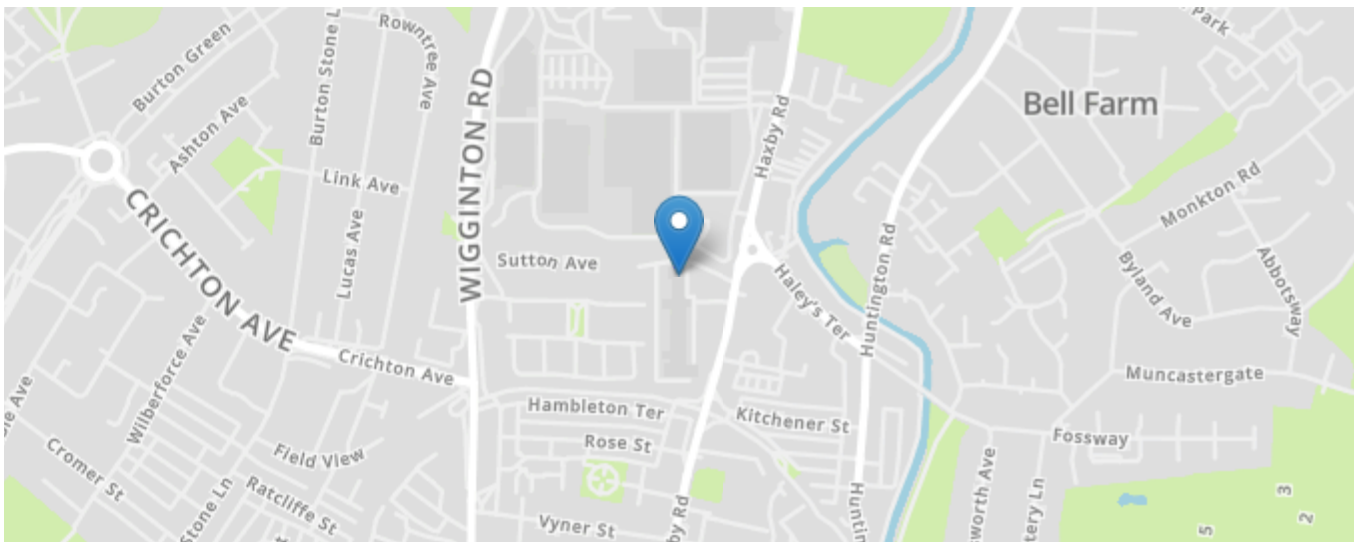
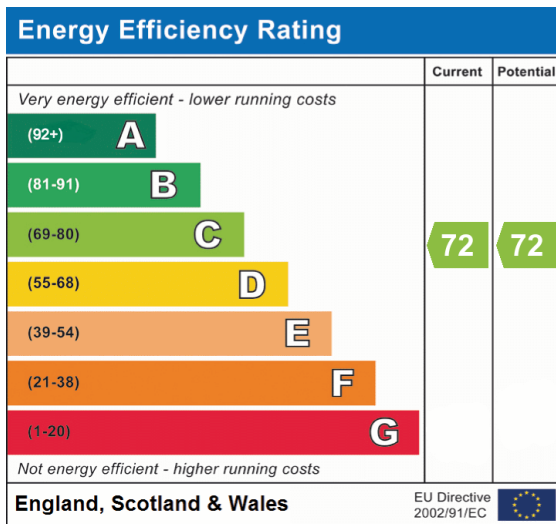
12' 0" x 10' 6" (3.66m x 3.20m)

Bedroom

15' 11" x 8' 8" (4.85m x 2.65m)

Bathroom

7' 2" x 6' 6" (2.19m x 1.98m)



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.