

HUDSON MOODY

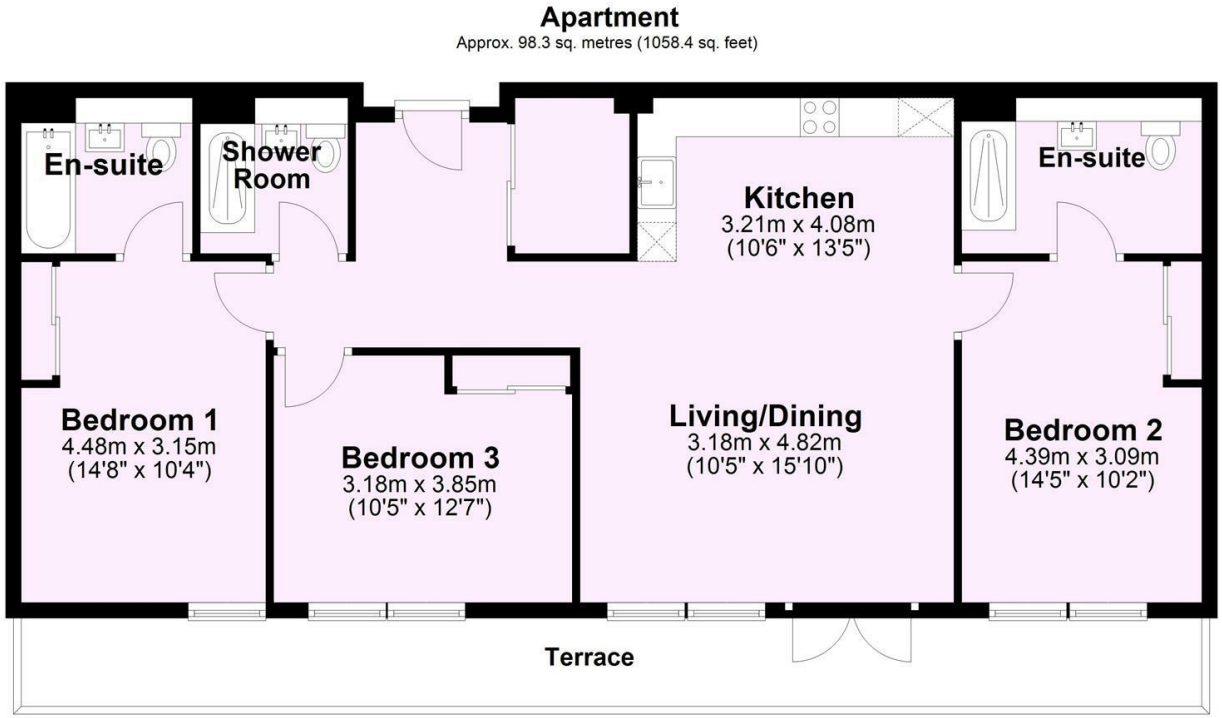
602 Almond, The Cocoa Works Haxby Road, York YO31 8AD

PENTHOUSE
Nestled in the heart of York, The Cocoa Works presents an exquisite opportunity to acquire a stunning three-bedroom penthouse apartment. This remarkable property boasts an impressive finish, showcasing modern design and luxurious living.

- **Three Bedroom Penthouse Apartment Within The Former Rowntree's Factory**
- **Striking Views Over York and Surrounding Villages**
- **Outstanding Finish Throughout**
- **Circa 51 Foot Balcony**
- **Two Allocated Parking Spaces, One With EV Charge Point**
- **Lift To All Floors**
- **Independently Owned Restaurant/Cafe on Site**
- **Communal Work Space and Library For Residents**
- **Concierge Service**
- **No Chain**

Guide Price £630,000
Tenure: Leasehold
Council Tax Band: F

Leasehold: 997 years remaining
Service Charge: £3,443.28
Ground Rent: £0



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)








LOVE IS
ALL WE
NEED

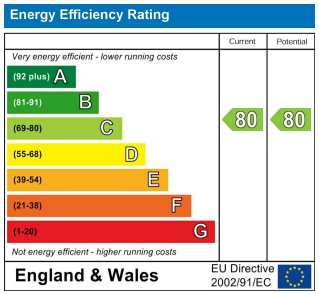


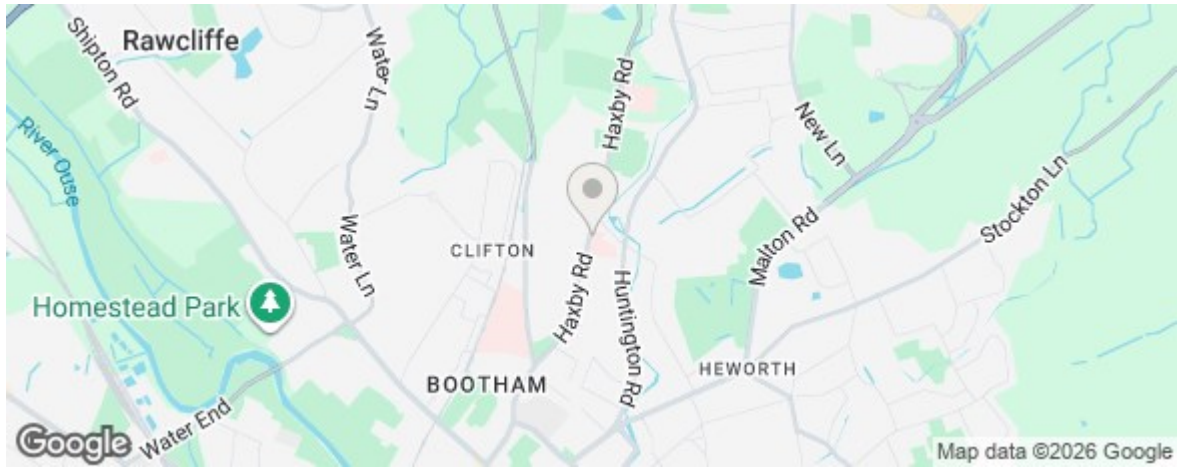












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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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