The Cocoa Works York Haxby Road, York, YO31 8TA.

Tel: - 01904 390301

Website: <u>www.thecocoa-works.com</u> Email :- <u>Cocoaworkssales@clarionhg.com</u>

We are currently over 85% sold, last chance to purchase,

FLOOR	BLOCK	UNIT	UNIT TYPE	SQM	COLOUR	SQFT	ASPECT	PRICE
0	A	A.0.05	2 bedroom	76.9	Light	827.8	West	£375,000
1	А	A.1.06	2 bedroom	79.3	Light	853.6	West	£355,000
1	А	A.1.07	2 Bedroom	76.5	Light	823.4	East	£362500
2	А	A.2.09	2 Bedroom	87.7	Light	944	West	£352,500
2	А	A.2.18	2 Bedroom	89.0	Light	958	North	£405,000
3	А	A.3.04	2 Bedroom	76.3	Light	821.3	East	£360,500
3	А	A.3.06	2 Bedroom	79.2	Dark	852.5	West	£375,000
4	В	B.4.02	2 Bedroom	69.7	Dark	750	West	£359,950
5	А	A.5.07	2 Bedroom	76.5	Light	823.4	West	£362,500
6	А	A.5.09	2 Bedroom	87.7	Light	944	South/West	£415,000
6	А	A.6.06	2 bedroom	80.7	Light	868.7	West	£458,000

Car Parking Car parking is available for at an additional one off payment of £20,000 per standard space

Reservation Fee & Deposit Payment

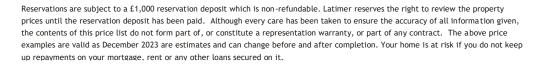
Reservation Fee: £1,000 per unit & UK Deposits: 5% deposit paid upon exchange of contracts

Exchange Timescale: 28 Days to exchange (from issue of contract).

Managing Agent Mainstay

Term of Lease: 999 years

PRICES CORRECT AS OF OCTOBER 2024 FOR MORE INFORMATION PLEASE CONTACT US ON SALES@THECOCOA-WORKS.COM OR 01904 390301







YORK - ENGLAND EST 1890

Service Charges: specific apartment charges can be given on request

Warranty Provider:

Checkmate

Pets

Permission is to be granted upon request after completion.

Holiday lets

Not permitted, only assured short hold tenancies of 6 month or more will be permitted

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