

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

Tel :- 01904 390301

Website: [www.thecocoa-works.com](http://www.thecocoa-works.com) Email :- [Cocoaworkssales@clarionhg.com](mailto:Cocoaworkssales@clarionhg.com)

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	A	A.1.06	2 bedroom	79.3	Light	853.6	West	£355,000
1	A	A.1.07	2 Bedroom	76.5	Light	823.4	East	£362,500
2	A	A.2.09	2 Bedroom	87.7	Light	944	West	£352,500
2	A	A.2.18	2 Bedroom	89.0	Light	958	North	£405,000
3	A	A.3.04	2 Bedroom	76.3	Light	821.3	East	£360,500
3	A	A.3.06	2 Bedroom	79.2	Dark	852.5	West	£375,000
4	B	B.4.02	2 Bedroom	69.7	Dark	750	West	£359,950
4	B	B.4.11	2 Bedroom	86.0	Dark	925.7	East	£389,950
5	A	A.5.07	2 Bedroom	76.5	Light	823.4	West	£362,500
5	A	A.5.09	2 Bedroom	87.7	Light	944	South/West	£415,000
6	B	B.6.05	2 Bedroom	71.2	Light	776.1	East	£429,950
6	A	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).

**PRICES CORRECT AS OF OCTOBER 2024**

**FOR MORE INFORMATION PLEASE CONTACT US ON SALES@THECOCOA-WORKS.COM OR 01904 390301**

Reservations are subject to a £1,000 reservation deposit which is non-refundable. Latimer reserves the right to review the property prices until the reservation deposit has been paid. Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract. The above price examples are valid as December 2023 are estimates and can change before and after completion. Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it.



**LATIMER**  
by Clarion Housing Group

# THE COCOA WORKS

YORK - ENGLAND  
EST 1890

## Managing Agent Mainstay

Term of Lease: 999 years

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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by Clarion Housing Group