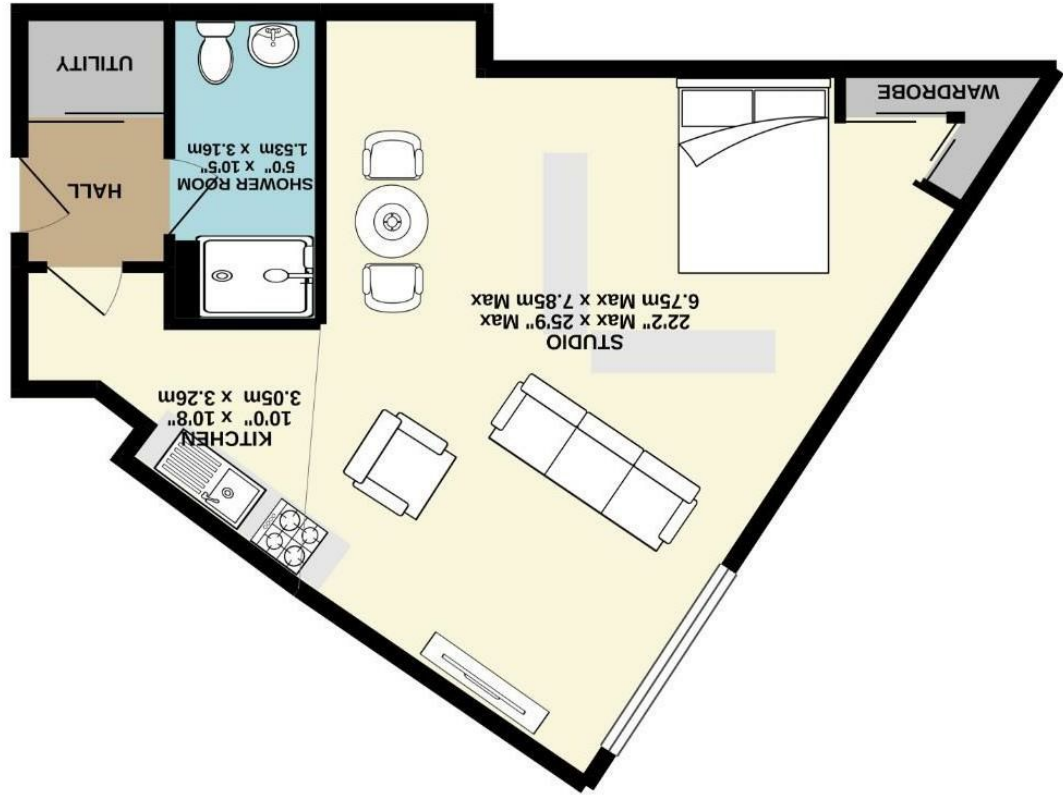


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

When viewing you should ensure that you have made the accuracy of the description contained here. Measurements of rooms, floors and areas are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and specific fittings have not been tested and no guarantee as to their quantity or efficiency can be given.  
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GROUND FLOOR  
 535 sq.ft. (49.7 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Potential	51
Current	51



42 Cocoa Suites Rowntree Wharf, York  
 £240,000



Ashtons



## Description

Nestled in a quiet corner of York City Centre standing tall within York's historic city walls is the iconic Rowntree Wharf. The development is five stories high, includes a nine-storey water tower and is believed to have previously been one of the largest flour mills in Europe when founded by Henry Leatham in 1860.

The building, designed by Walter Pentney later became the home of Rowntree and Co's Navigation Warehouse with cocoa beans being brought to the wharf until the 1960s.

In 2018 the ground and first floor were converted into luxury apartments called Cocoa Suites, separate to the rest of the building these apartments can be used for short term lets or as wonderful city centre homes.

This first-floor apartment with parking space and south-facing view of the river offers a tranquil open plan living space with cleverly designed furniture to divide the space with decor reminiscent of both a traditional New York loft apartment and Scandi minimalism.

The apartment is offered furnished with an exceptionally high specification combining cutting edge technology with traditional quality. Ideal for the first time buyers or holiday let investor.