

An aerial photograph of a city, likely York, showing a dense urban landscape with a river on the left. A large, multi-story brick building with a dark roof and many windows is the central focus. In the background, a large Gothic cathedral is visible. The sky is overcast.

Ashtons

31 Cocoa Suites Navigation Road YO1 9AE

£1,650

2



2



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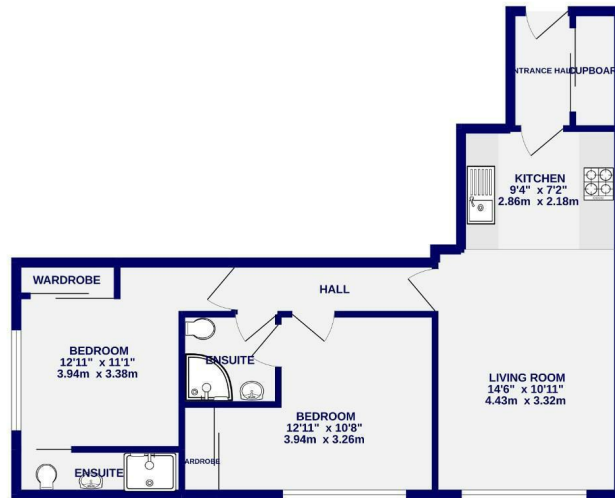
E



This superb two bedroom apartment has views over the River Foss and is located in the Historic Grade II listed Rowntree Wharf, just a short walk from York City Centre. The property is offered on a furnished basis and briefly comprises of entrance hall with storage cupboard housing a washing machine; an open plan kitchen, living room and dining area with kitchen equipped with oven, hob, fridge freezer & dishwasher; two double bedrooms with built in wardrobes and each benefiting from a well-appointed shower room with spacious walk in shower. The property also has a secure allocated parking space.

Available 1st June / EPC Rating E / Deposit: £1750 / Council Tax Band: D

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained floor measurements, it should be noted that these are only approximate and not intended to be taken as any form of contract. The actual floor area and specifications shown have not been tested and the purchaser shall be responsible for any discrepancy or difference on the ground.  
Maplewell Marketing 02022



Ashtons Lettings

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