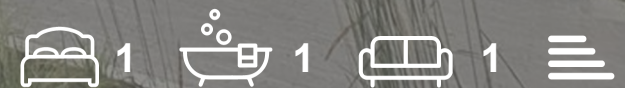


410 Almond Cocoa Works  
York, YO31 8AD  
**£1,050 Per Month**





**\*AVAILABLE NOW\***

Located in York city centre and less than half a mile away from the York hospital, Nestle and the universities this is an opportunity not to be missed!

This new build apartment offers any prospective tenant modern living accommodation with a stunning open plan kitchen/living space. There is plenty of work surface space, storage and quality appliances including dishwasher, fridge freezer, oven, hob, microwave and extractor.

The double bedroom benefits from a large handy built-in wardrobe. The bathroom is another delightful feature. Modern in finish, a great size and again packed with high quality fittings.

A number of excellent additional facilities coming to the site including a large café/dining establishment and a number of serviced offices at the front which residents can use. With additional transport links to in and out of the city.

The property does not have parking  
EPC - C  
Council tax between B-D

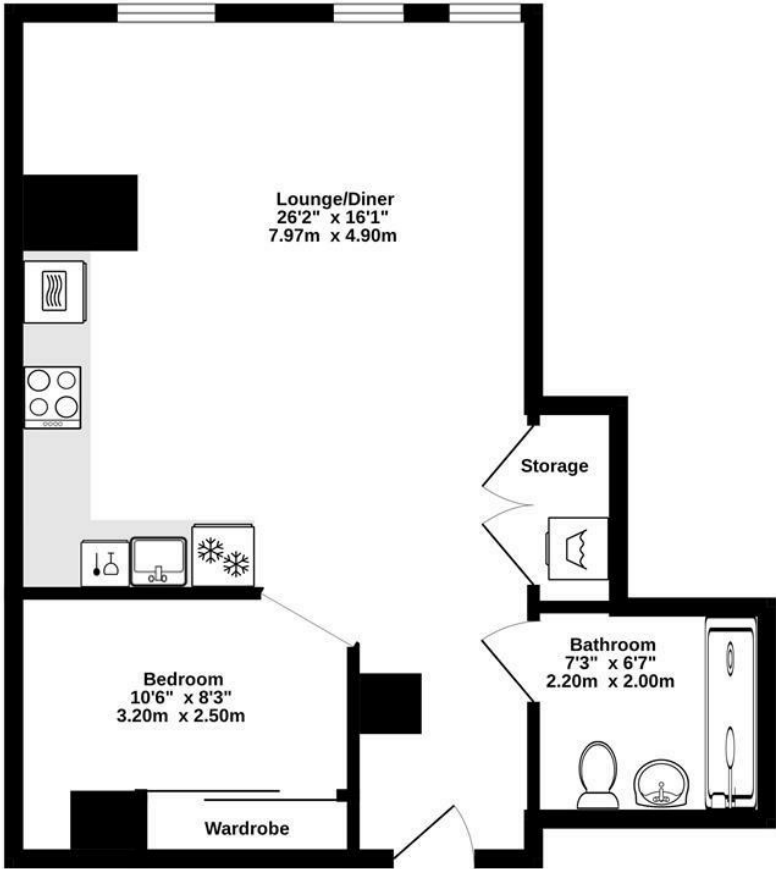






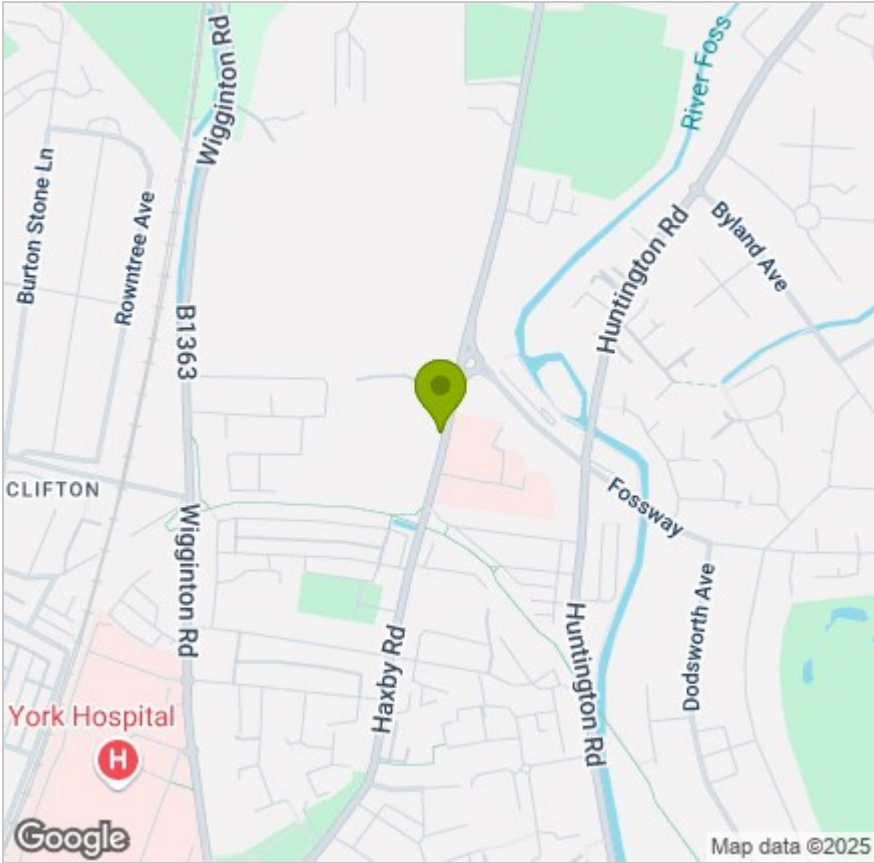
FLOOR PLAN

Ground Floor  
468 sq.ft. (43.5 sq.m.) approx.




TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.