



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.

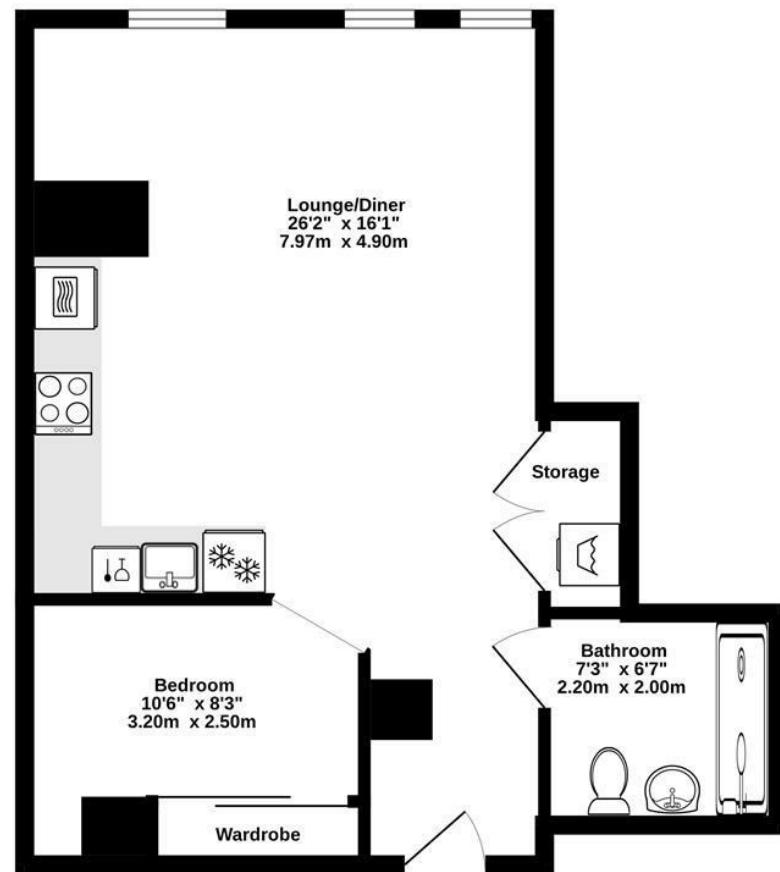
The property does not have parking
EPC - C
Council tax between B-D



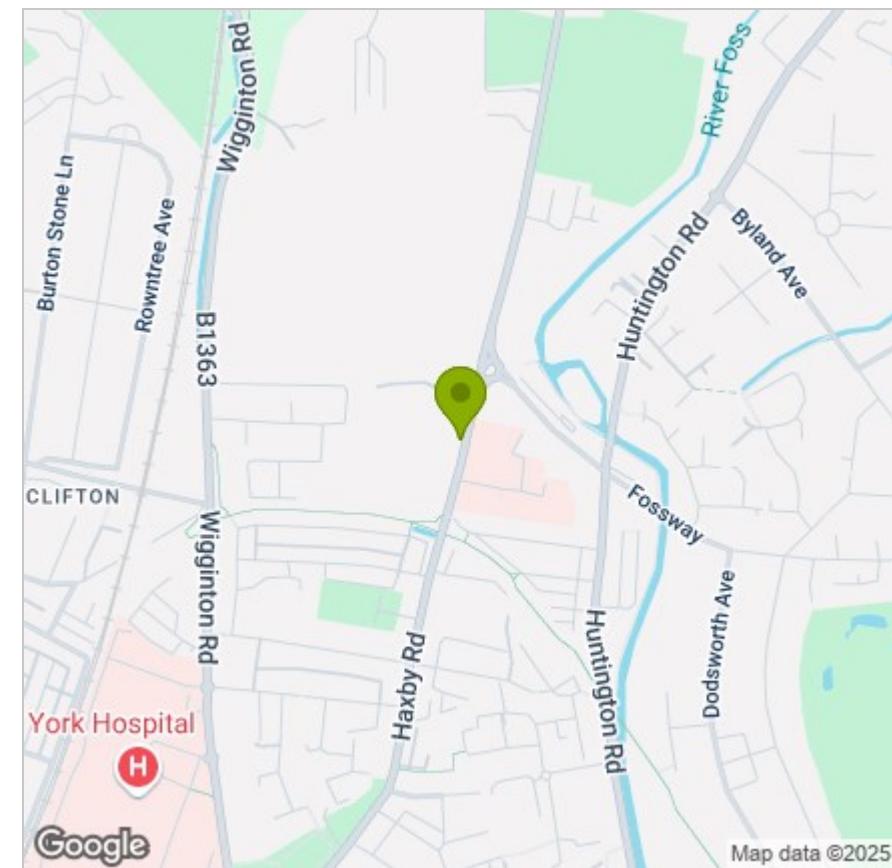


FLOOR PLAN

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



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.