

410 Almond Cocoa Works
York, YO31 8AD
£1,300 Per Month



AVAILABLE MID SEPTEMBER

Located in York city centre and less than half a mile away from 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 and microwave.

The double bedroom benefits from a large 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 are available at the site including a large café/dining establishment as well as a communal library, perfect if you were looking to work from home.

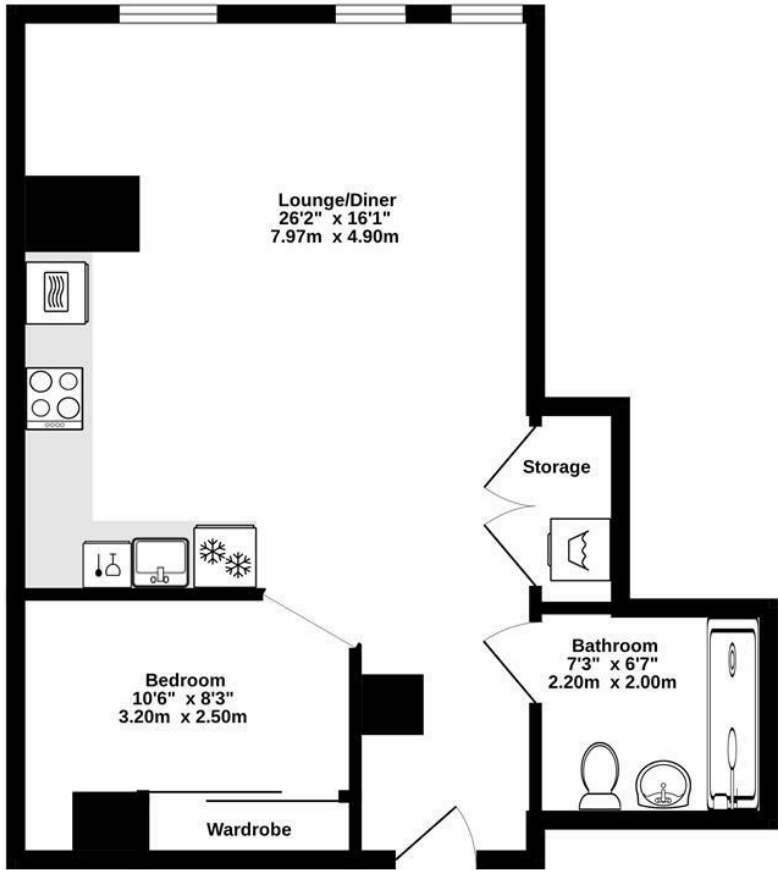
The property does not have parking
EPC - C
Council tax A





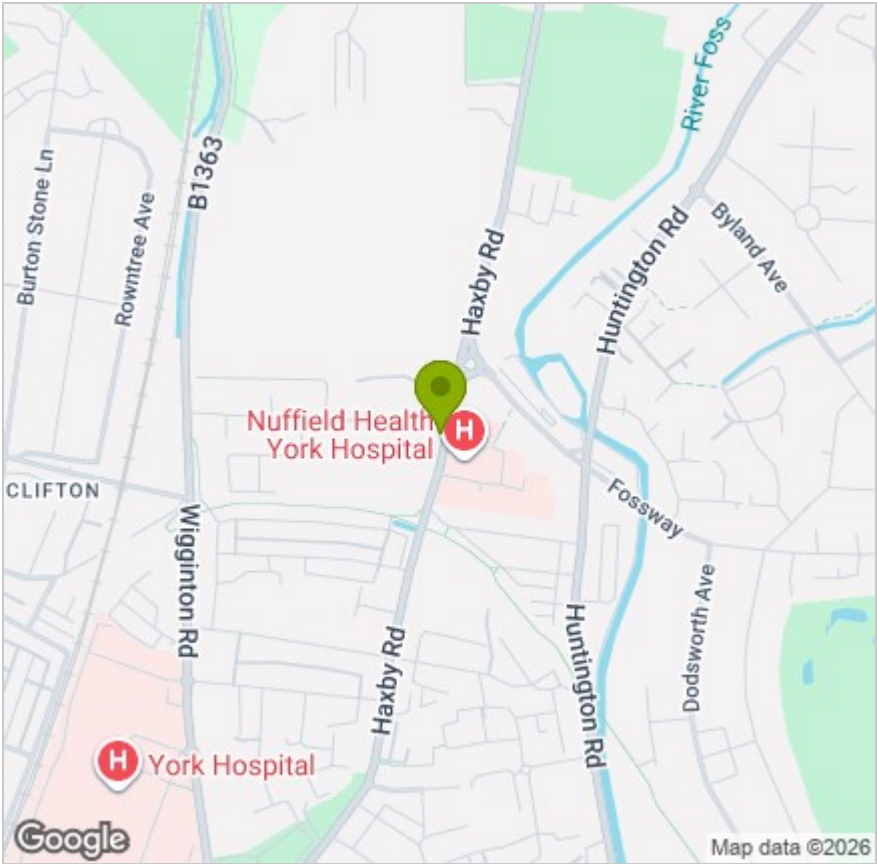
FLOOR PLAN

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 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) A			
(81-91) B			
(69-80) C		75	75
(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	

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