Navigation Road, York, YO1 9AE

- Upper-Floor Apartment In Exclusive Cocoa Suites
- Bright Open-Plan Kitchen Dining Living Space
- Sold With No Onward Chain For A Smooth Purchase
- Two Double Bedrooms Each With En-Suite
- Lift Access And Allocated Parking Space
- Council Tax Band D

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HERE TO GET *you* THERE

£275,000

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DESCRIPTION

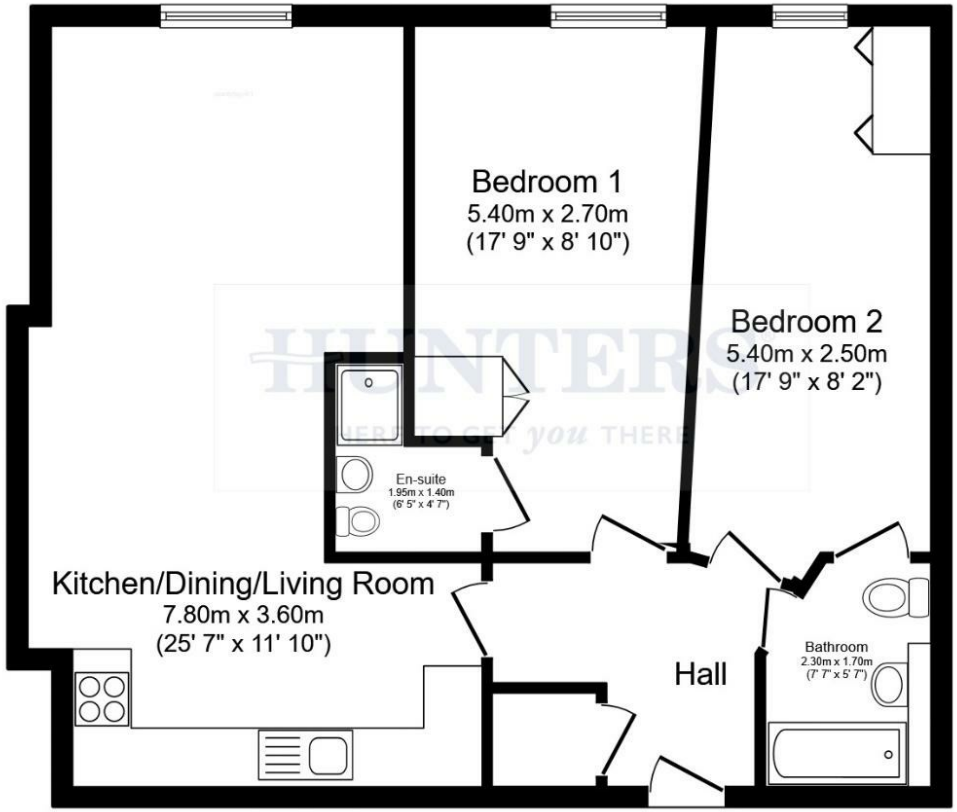
Situated within the prestigious Cocoa Suites development, this upper-floor two-bedroom apartment offers modern, well-arranged accommodation in one of York's most desirable riverside settings. The property is sold with no onward chain, providing an attractive opportunity for buyers seeking a smooth and uncomplicated purchase.

The apartment is accessed via a communal entrance with lift access, leading to a private hallway that opens into a bright, open-plan kitchen, dining and living space. Contemporary cabinetry, integrated appliances and generous proportions create a comfortable and versatile main living area.

Both bedrooms are well-sized doubles, each benefitting from its own en-suite shower room, offering excellent privacy for residents or visiting guests.

A valuable allocated parking space is included, a rare advantage for a home so close to the city centre.

Perfectly positioned for riverside walks, Fossgate's independent cafés and restaurants, and easy access to York's historic core and the railway station, this apartment offers a superb opportunity to secure a stylish home in an exclusive, well-managed development — sold with no onward chain.



Total floor area 70.8 sq.m. (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

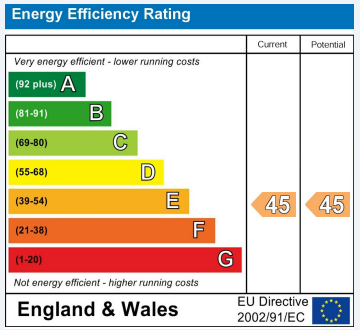
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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