

THE COCOA WORKS, YORK, YO31 8AD
£275,625

Carter Jonas

THE COCOA WORKS, YORK

Originally built for the famous Rowntree's chocolate empire, The Cocoa Works has been transformed into one of York's most prestigious residential addresses. The development preserves the building's rich industrial heritage while delivering the quality, efficiency and style expected from modern living.

A STYLISH GARDEN-FACING APARTMENT IN YORK'S MOST ICONIC DEVELOPMENT – OWN A PIECE OF HISTORY
Shared Ownership Available

Set within the landmark Cocoa Works, this impressive 958 sq ft apartment offers contemporary living in one of York's most celebrated developments. Enjoying a sought-after aspect overlooking the beautifully landscaped gardens, the property combines modern comfort with the character and heritage of the former Rowntree's chocolate factory.
Whether you're taking your first step onto the property ladder, seeking a stylish city base, or downsizing to a secure and manageable home, Apartment 118 offers an exceptional opportunity to enjoy city living at an affordable level through Shared Ownership.

Shared Ownership at a Glance:
Full Market Value: £367,500
Share Available: 75% £275,625
Deposit Required: £13,782

Lower deposit requirements
More affordable route into home ownership
Potential to increase your share in the future
Live in a premium development for less

Key Features:
Attractive views across communal gardens
Historic landmark development
Secure, low-maintenance living
Ideal for professionals, first-time buyers and downsizers
Perfect "lock-up-and-leave" home
Excellent access to York city centre and transport links
City Living. Historic Character. Affordable Ownership.

118 Almond presents a rare opportunity to secure a spacious apartment within one of York's most sought-after developments through Shared Ownership.

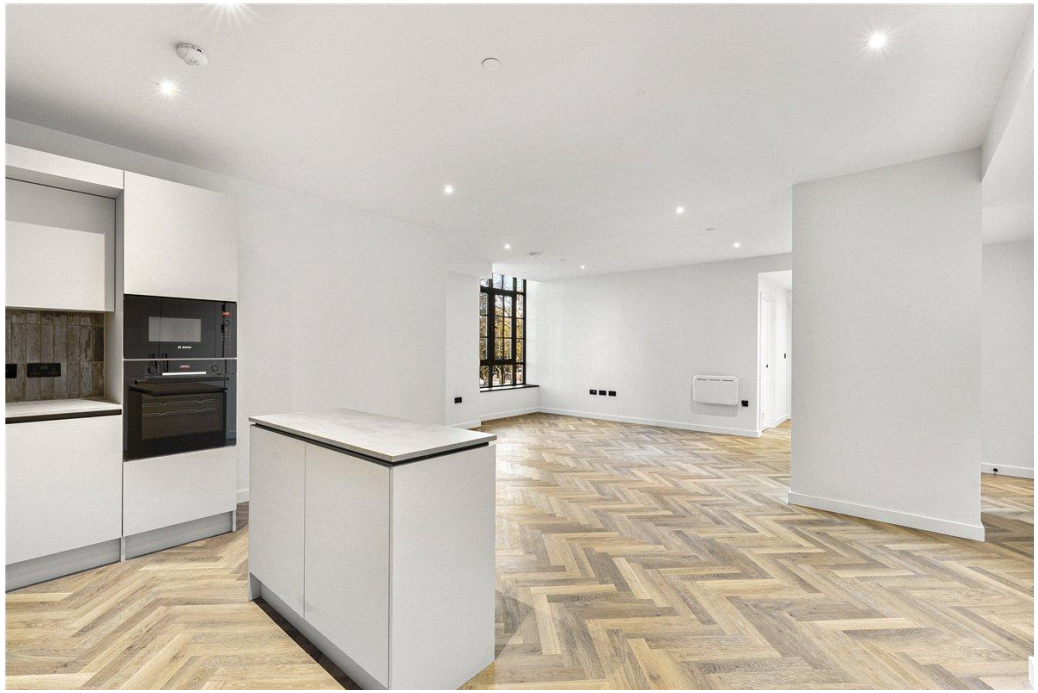
TENURE Leasehold

LOCAL AUTHORITY York City Council









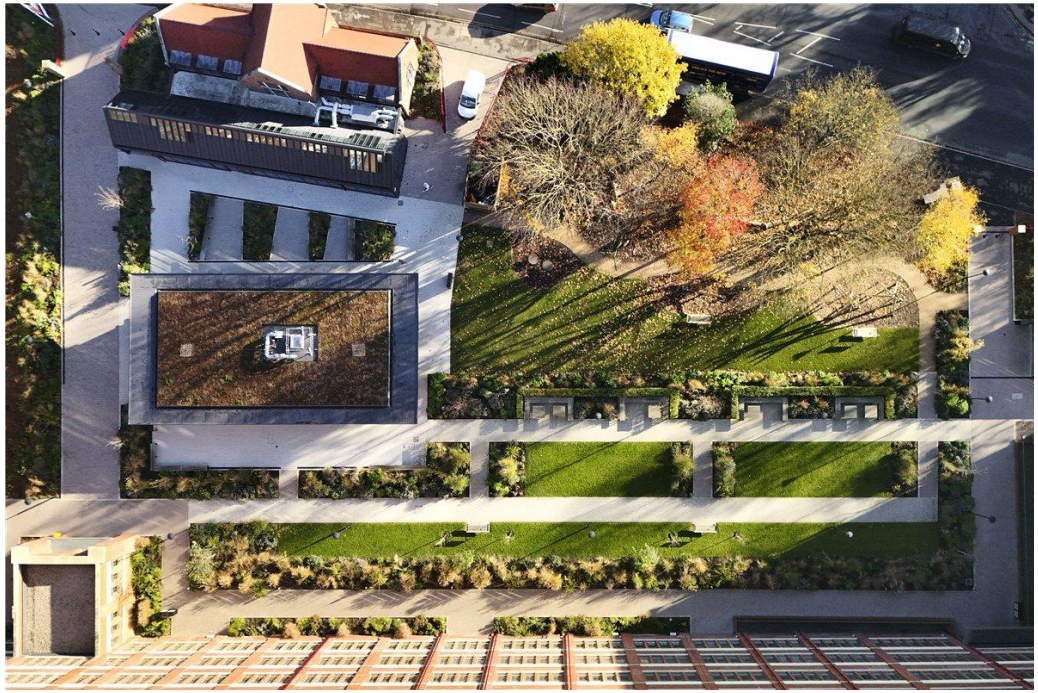








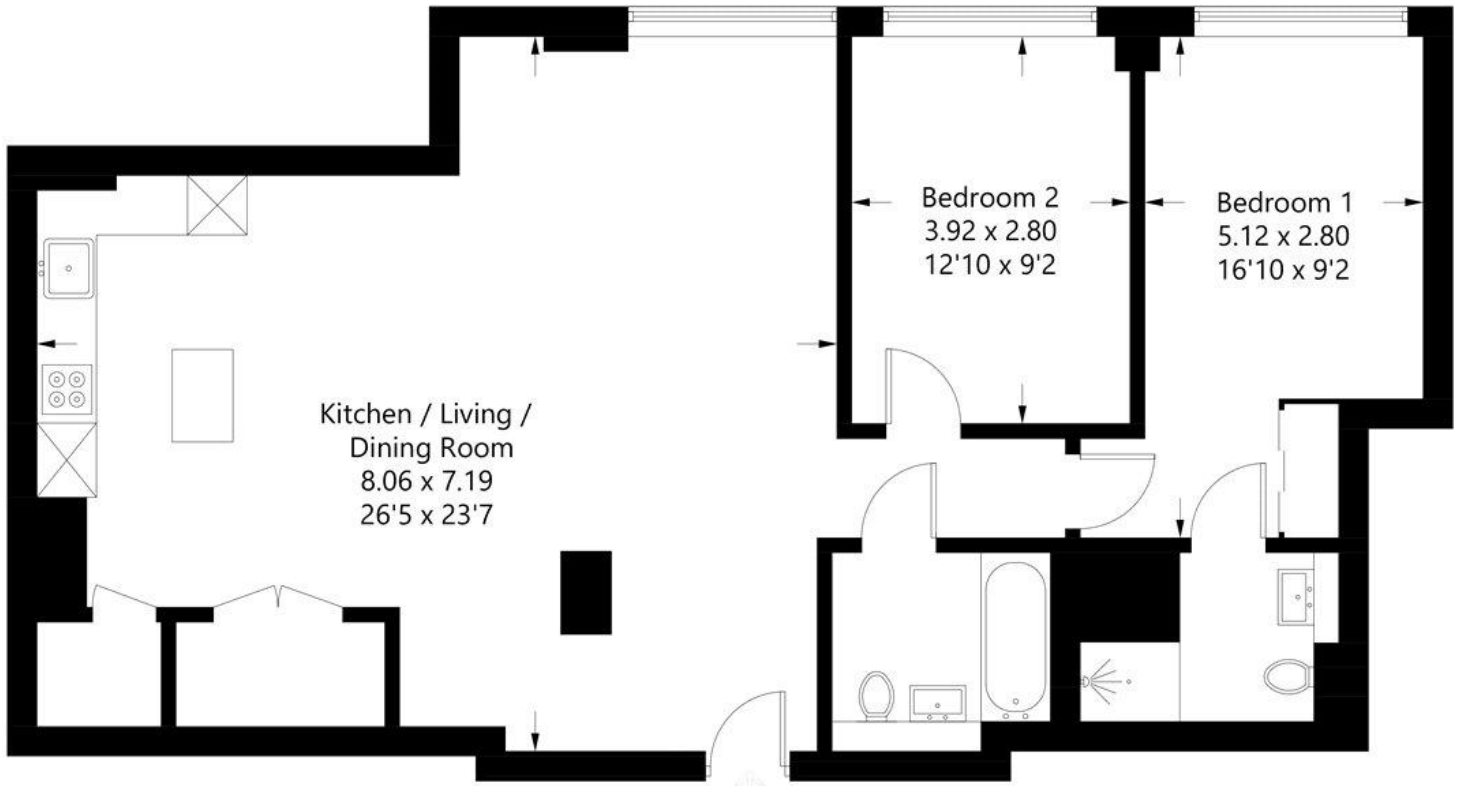






The Cocoa Works, Haxby Road, York, YO31

Approximate Gross Internal Area = 89.3 sq m / 962 sq ft



First Floor

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Classification L2 - Business Data