

# COCOA GARDENS

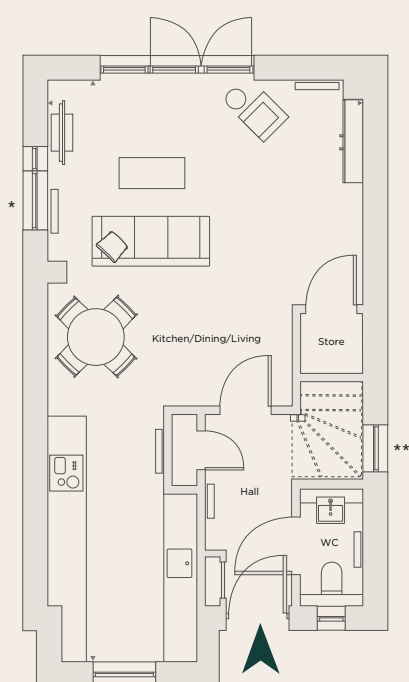
YORK  ENGLAND

## THE WALMGATE

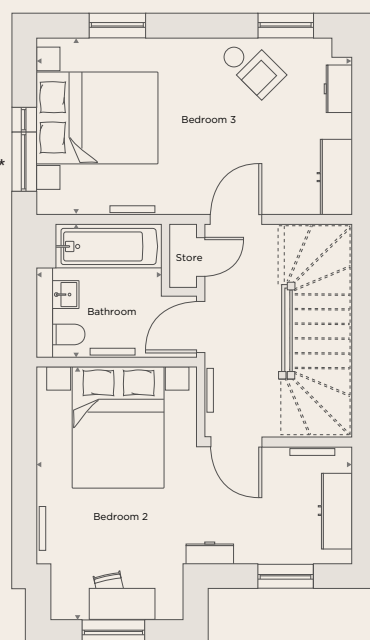
### 4 Bedroom

Total Area 131m<sup>2</sup> / 1,410 ft<sup>2</sup>

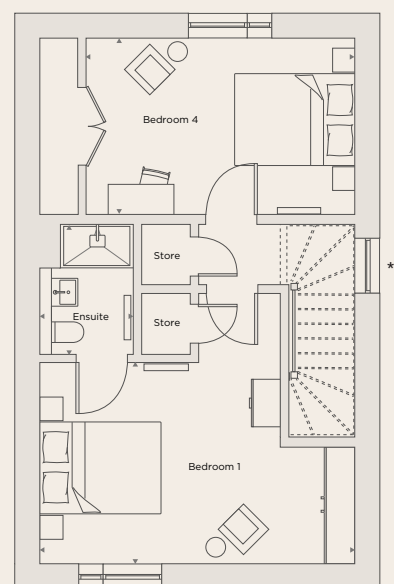
Plots: 5, 6, 86, 87, 88, 89, 90, 91, 92, 93



Ground floor



First floor



Second floor

Living/Kitchen/Dining	5.06 m X 9.35 m	16' 7" X 30' 9"
Bedroom 1	5.06 m X 3.24 m	16' 7" X 10' 8"
Bedroom 2	5.06 m X 4.07 m	16' 7" X 13' 4"
Bedroom 3	5.06 m X 2.85 m	16' 7" X 9' 4"
Bedroom 4	5.06 m X 2.85 m	16' 7" X 9' 4"
Bathroom	1.70 m X 2.15 m	5' 7" X 7' 1"
Ensuite	1.49 m X 2.10 m	4' 11" X 6' 11"

Floor plans are not to scale. Measurements are approximate and for guidance only.  
\*Window to plot 93 only. \*\*Window to plot 6 & 86 only

