



24 Cocoa Gardens, Nantwich, CW5 5BU
£242,500

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance hall, living room, kitchen, two bedrooms, shower room, car parking space.

DESCRIPTION

A well appointed ground floor apartment being part of a sought after courtyard development which contains similar one/two bedroom properties. Built approximately in 1992 by Churchbank Properties Cocoa Gardens set within a tranquil courtyard development in the heart of Nantwich.

This particular apartment has undergone various improvements, more recently, a complete refurbishment of the kitchen with white laminated units, Neff appliances. The main reception room enjoys views over the courtyard with immediate access via French doors. There are two bedrooms which overlook the rear area which offers parking both for the apartment and additional for visitors.

We are confident that any prospective purchaser will appreciate this deceptively spacious accommodation with high standard fixtures and fittings.

The apartment is located on the left hand side with access through wrought iron gates.

No age restrictions. No pets are allowed in the development.

LOCATION AND AMENITIES

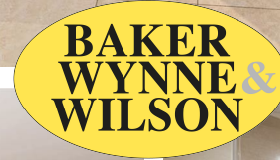
The property is situated in the heart of the historic market town of Nantwich which offers an exclusive range of local retailers, butchers, bakers and boutiques along with some multiple name stores answering to most of todays needs. Pedestrian access can be gained via Pillory Street or Hospital Street while vehicular access is located at Pall Mall.

Nantwich train station is less than 10 minutes walking distance.

THE ACCOMMODATION

ENTRANCE HALL

Ceramic tile floor, radiator, store cupboard.





KITCHEN

Superb range of white laminated units and dark work surfaces, matching wall cupboards, wall mounted gas boiler, central heating and domestic hot water, Neff double oven, Neff induction hob unit, sink unit with cupboards and drawers, window with views over courtyard, archway way leading to :

LIVING ROOM

13'2" x 10'9"

Adam style fireplace housing electric fire, TV point, radiator, French door opening to courtyard, westerly facing delightful aspect.

INNER HALLWAY

BEDROOM

11'10" x 9'5"

Radiator.

BEDROOM

11'4" x 5'10"

Radiator.

SHOWER ROOM

White suite comprising vanity wash basin, low level WC, shower cubicle with power unit, fully tiled walls and floor, heated towel rail, Xpelair.

OUTSIDE

Communal courtyard garden with waterfall fountain, communal lawned area, access via electric gates to car parking space off Pall Mall.

COUNCIL TAX BAND C

SERVICES

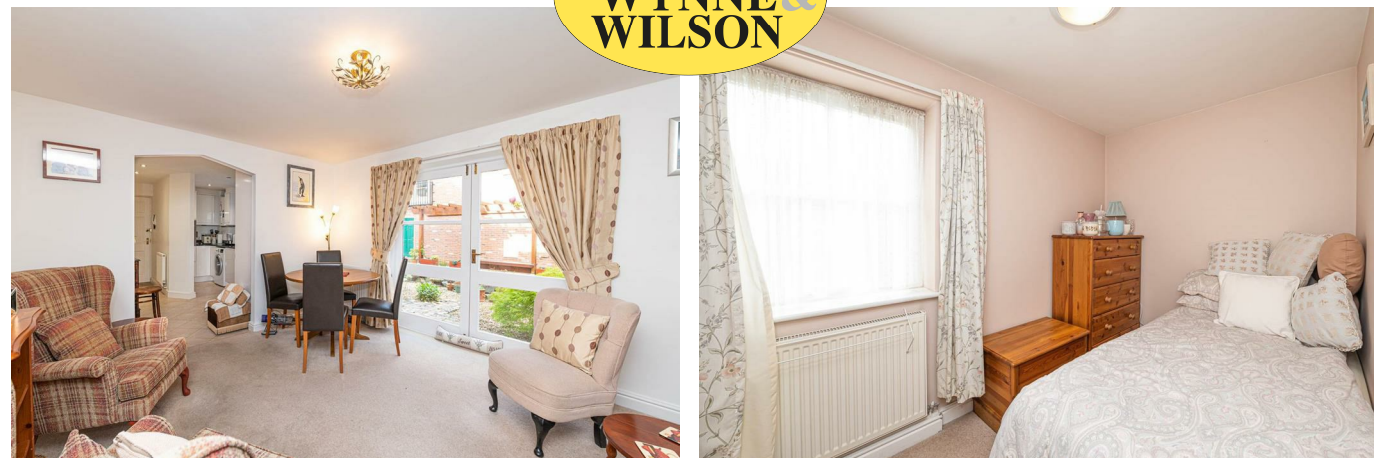
All main services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

LEASEHOLD

996 years remaining
service charge £650.00 per annum
ground rent included in service charge tbc

VIEWINGS

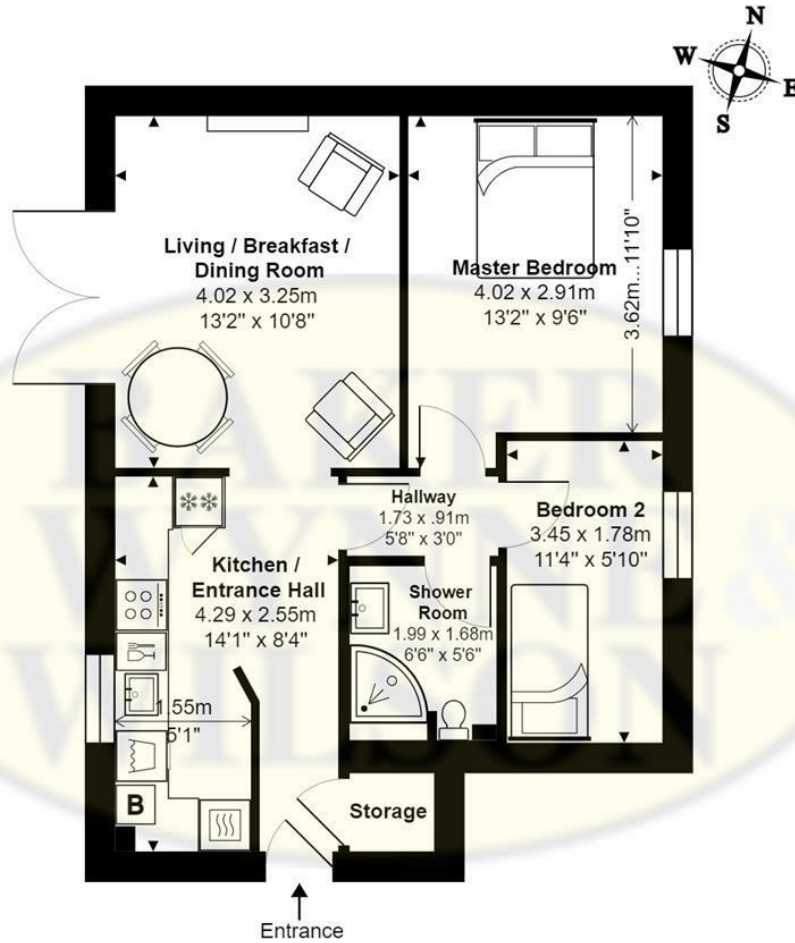
By appointment with Baker Wynne & Wilson
01270 625214





**BAKER
WYNNE &
WILSON**





24 COCOA GARDENS, COCOA YARD, NANTWICH, CHESHIRE, CW5 5BU

Approximate Gross Internal Area: 49.4 m² ... 532 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214
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