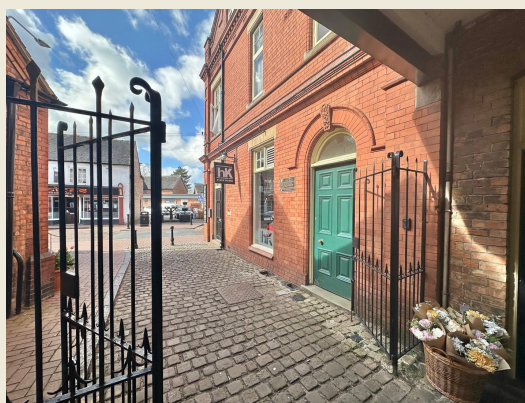




APARTMENT 1, 21 PILLORY STREET | NANTWICH | CHESHIRE | CW5 5BZ | OIRO £265,000





Superbly nestled in a magnificent location within 'prime' Nantwich town centre featuring spacious light interiors with exceptional ceiling height throughout.

The extremely spacious residence set within an architecturally fine Edwardian building (circa 1880), this delightful three bedroom, two bathroom spacious first floor apartment perfectly blends historical character and modern convenience spanning an impressive 999 square feet. The apartment retains a sense of timeless elegance while providing the comforts of contemporary living.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this vibrant town.

The accommodation briefly comprises; Residents entrance with intercom.

Apartment Entrance Hall, Living Dining Room, Kitchen, Bedroom Three, Inner Hall, Bedroom Two, Bathroom, Master Bedroom One with Ensuite Shower Room.

Situated in the heart of Nantwich, this flat is surrounded by a wealth of local amenities, including shops, cafes, and parks, all within easy reach.

The town is known for its rich history and picturesque streets, providing a lovely backdrop for everyday living.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**

**NO CHAIN**







#### DIRECTIONS

Proceed from the agents Nantwich office along Pillory Street where the entrance to the apartment building will be observed on the left hand side just before the access to Cocoa Yard entrance & museum.

#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.











RESIDENTS ENTRANCE HALL

KITCHEN

THE ACCOMMODATION:-  
With approximate dimensions, comprises;  
ENTRANCE HALL







LIVING DINING ROOM





BEDROOM THREE

BATHROOM

INNER HALL

BEDROOM TWO







MASTER BEDROOM ONE



ENSUITE SHOWER ROOM







#### EXTERIOR

The property benefits from an allocated parking space within the secure parking area.

EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES & CHARGES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

Service charge is approx. £1,800.00 per annum.

Current Ground Rent is approx. £50.00 per annum.

#### TENURE

Leasehold with vacant possession upon completion. (Term: 999 Years from 1.09.1993).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.





#### FINANCIAL ADVICE

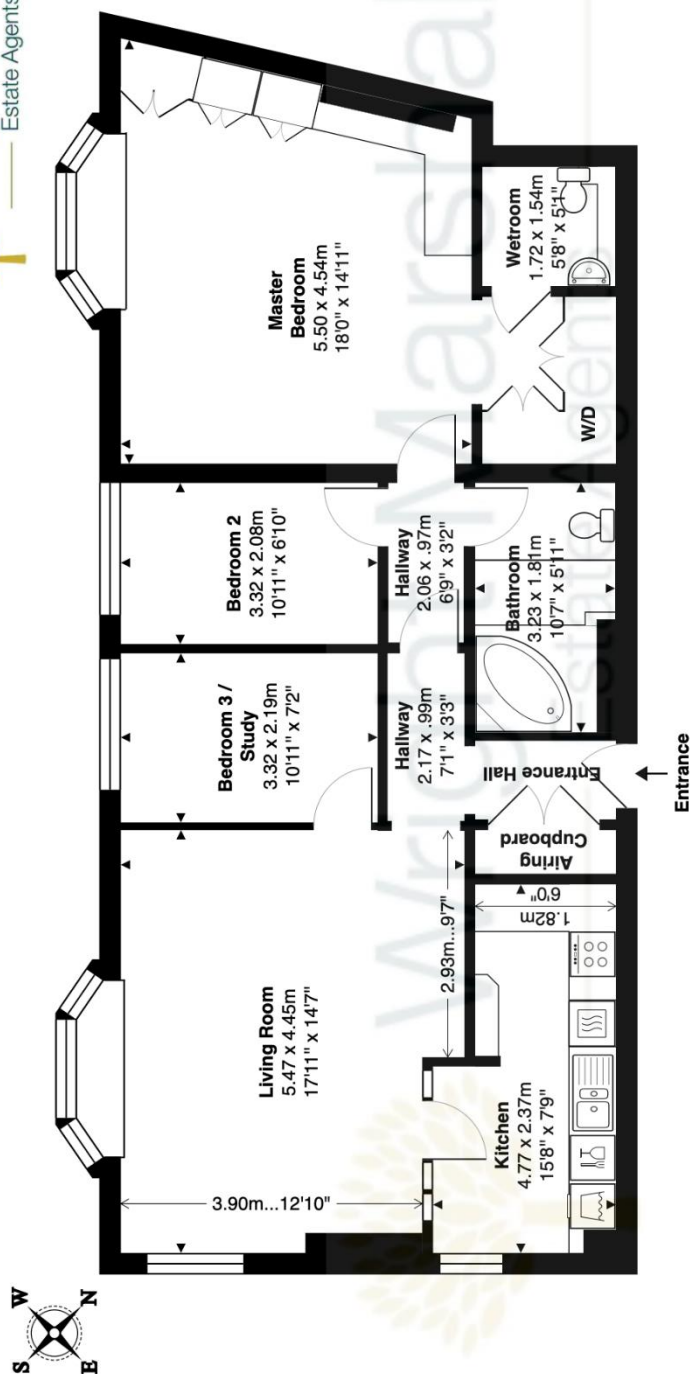
We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







**APARTMENT 1 COCOA COURT, 21 PILLORY STREET, NANTWICH, CHESHIRE, CW5 5BZ**

Approximate Gross Internal Area: 97.4 m<sup>2</sup> ... 1048 ft<sup>2</sup>

Whilst 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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