



**28 Cocoa Gardens, Cocoa Yard,
Nantwich CW5 5BU**

**CHESHIRE
LAMONT**

Situated in a very tranquil position in the heart of Nantwich town centre, a first floor one bedroom duplex apartment benefiting from private gated parking and attractive communal courtyard gardens. NO CHAIN for early completion. Viewing recommended.

Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

The apartment can be accessed from either the car park to the rear and via a pedestrian gate or from Cocoa Yard via a pedestrian gate. A paved path leads through the delightful communal garden to a stairway ascending to a first floor landing allowing access to Apartments 28 and 30. A panelled door leads to Apartment 28 to:

Entrance Hall

With an oak spiral staircase ascending to first floor, two radiators and a panel door leads to:

Bathroom 8' 1" x 5' 10" (2.46m x 1.78m)

With a panel bath incorporating electric shower over, WC, pedestal wash basin, part tiled walls, double glazed window and radiator.

From the Entrance Hall a panel door leads to:

Bedroom 8' 2" x 9' 4" max (2.50m x 2.84m max)

With a double glazed bay window and radiator.

An oak spiral staircase ascends to a panel door allowing access to:

Open Plan Lounge with Dining Area 16' 2" x 21' 3" (4.93m x 6.47m)

An "L" shaped room with a double glazed window overlooking the courtyard garden, further arched double glazed window, two skylights, two radiators, recessed ceiling lighting and open access leads to:

Kitchen 7' 10" x 7' 11" (2.39m x 2.41m)

With a range of base and wall mounted units, built-in electric oven with four ring electric hob and filter canopy over, plumbing for

washing machine, space for further under-the-counter appliance, space for fridge freezer, sink with mixer tap, recessed ceiling lighting, wall mounted gas fired central heating boiler, skylight, double glazed window and radiator.

Externally

The property benefits from a delightful enclosed communal courtyard garden with a water feature and seating area. The apartment benefits from secure remote controlled electrically operated gates accessed from Pall Mall with the benefit of a parking space or from secure gated pedestrian access off Cocoa Yard.

Tenure

Leasehold - 999 years from 1993

£650 service charge per annum

£213 buildings insurance per annum

Services

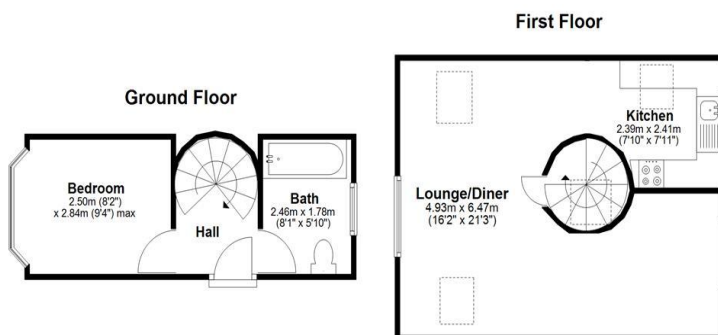
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From our office proceed to Cocoa Yard on the right hand side, use the pedestrian gate opposite the Millenium clock and into the courtyard. Continue to the covered area and left up the staircase where the entrance to the apartment is located.



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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