



Flat 2, Cocoa Court 21 Pillory Street, Nantwich, CW5 5BZ

Offers Over £199,950

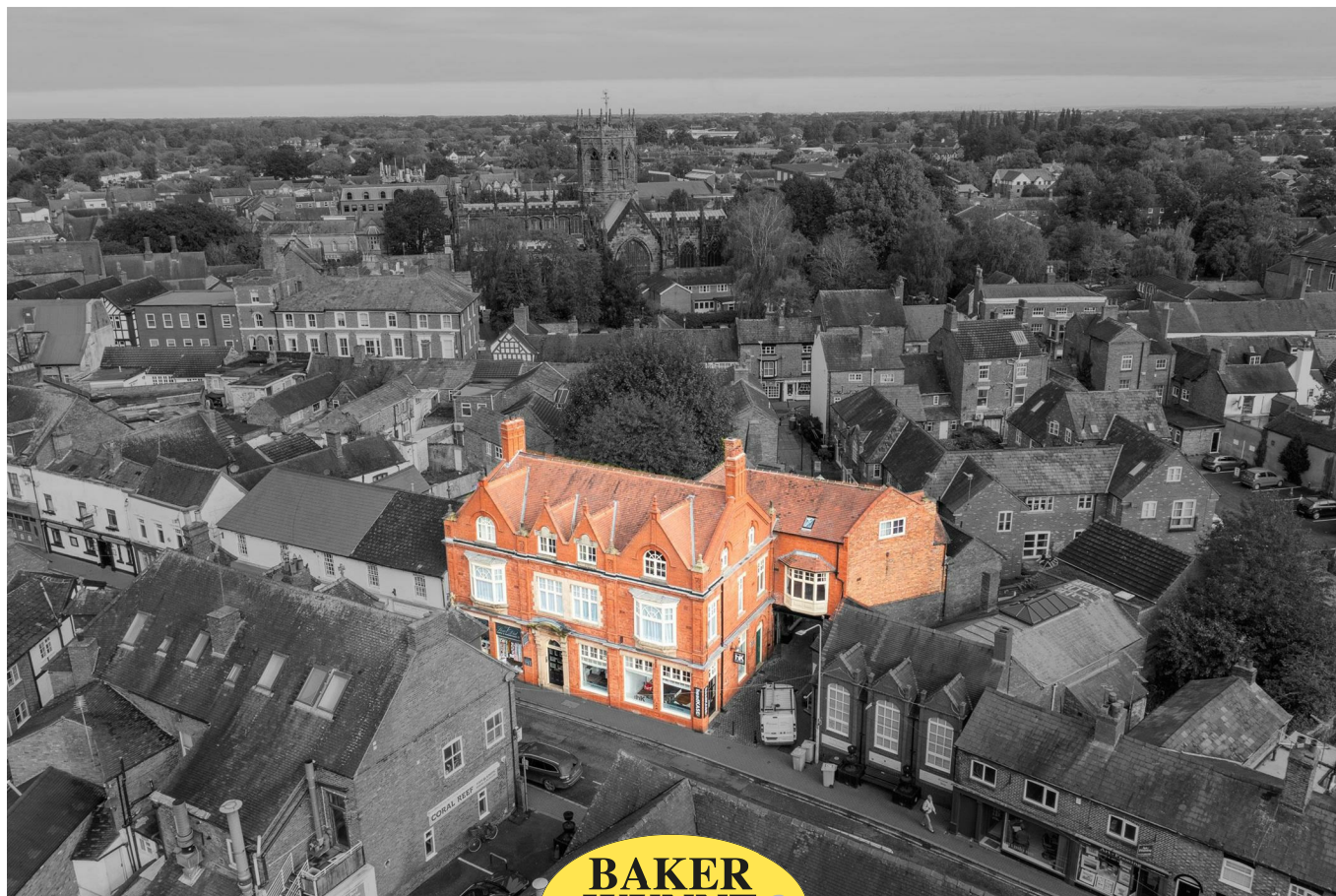
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DIRECTIONS TO CW5 5BZ

What3words ///screeches.packet.students

GENERAL REMARKS

A developer rescued the Cocoa House in 1992/3, and two businesses began in 1993. Further restoration took place on the buildings in the yard. Three of these became businesses by the end of 1993. Living accommodation was also made available on the upper floors. Part of the yard forming the passageway from Pillory Street to Hospital Street was paved, flower beds, lamp standards and litter bins provided. The tall chimney of the 'one-time cooper's kiln has been preserved to form a central feature – as does the large metal archway reading COCOA YARD over the entrance from Hospital Street. Now, at the present time, more development has occurred, and the site is particularly secure and impressive.



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OUT AND ABOUT

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, nearby canal network, 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 hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

APPROXIMATE DISTANCES Crewe Railway Station 4 miles (London 1 hour and 35 minutes) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

THE TOUR

(with approximate dimensions)



COMMUNAL HALL ENTRANCE

Minton tile floor, entrance doors onto Pillory Street and Cocoa Yard.

HALL

Column radiator, telephone entrance/intercom, wall light point, built in linen and separate cloaks cupboards.

BATHROOM

6'10" x 5'11"

Panel bath with electric shower over, pedestal wash hand basin, close coupled W/C, column radiator, part tiled walls.

MASTER BEDROOM NO. 1

10'8" x 10'3"

Column radiator, large sash window overlooking Cocoa Yard, wall light point.

BEDROOM NO. 2

10'4" x 7'11"

Column radiator, large sash window overlooking Cocoa Yard, wall light point.

LIVING ROOM (over driveway)

26'7" x 19'7" reducing to 17'6"

Traditional bay window, four column radiators, five wall light points.

DINING SECTION

8'4" x 6'10"

Column radiator, two wall light points.

KITCHEN

9'5" x 7'0"

Basic fitted units to two elevations, one and half bowl sink unit with mixer tap, wall mounted storage cupboards, base units

for cupboards and drawers, space for fridge and dishwasher.

Fitted Appliances include: four ring electric hob, Hotpoint electric over, Bosch canopy hood, Worcester gas fired boiler.

EXTERIOR

Defined private parking for one vehicle.

SERVICES

Mains water, gas, electricity and drainage. 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.

TENURE

Leasehold.

Information provided by Vendors

Representatives:

Term 999 years from 1/09/1993

Quarterly Management charge £450

Ground Rent £50 per annum payable in September.

Insurance last payment £180.68 per annum.

COUNCIL TAX

Band B.

VIEWING

By appointment with Baker Wynne and Wilson
012370 625214





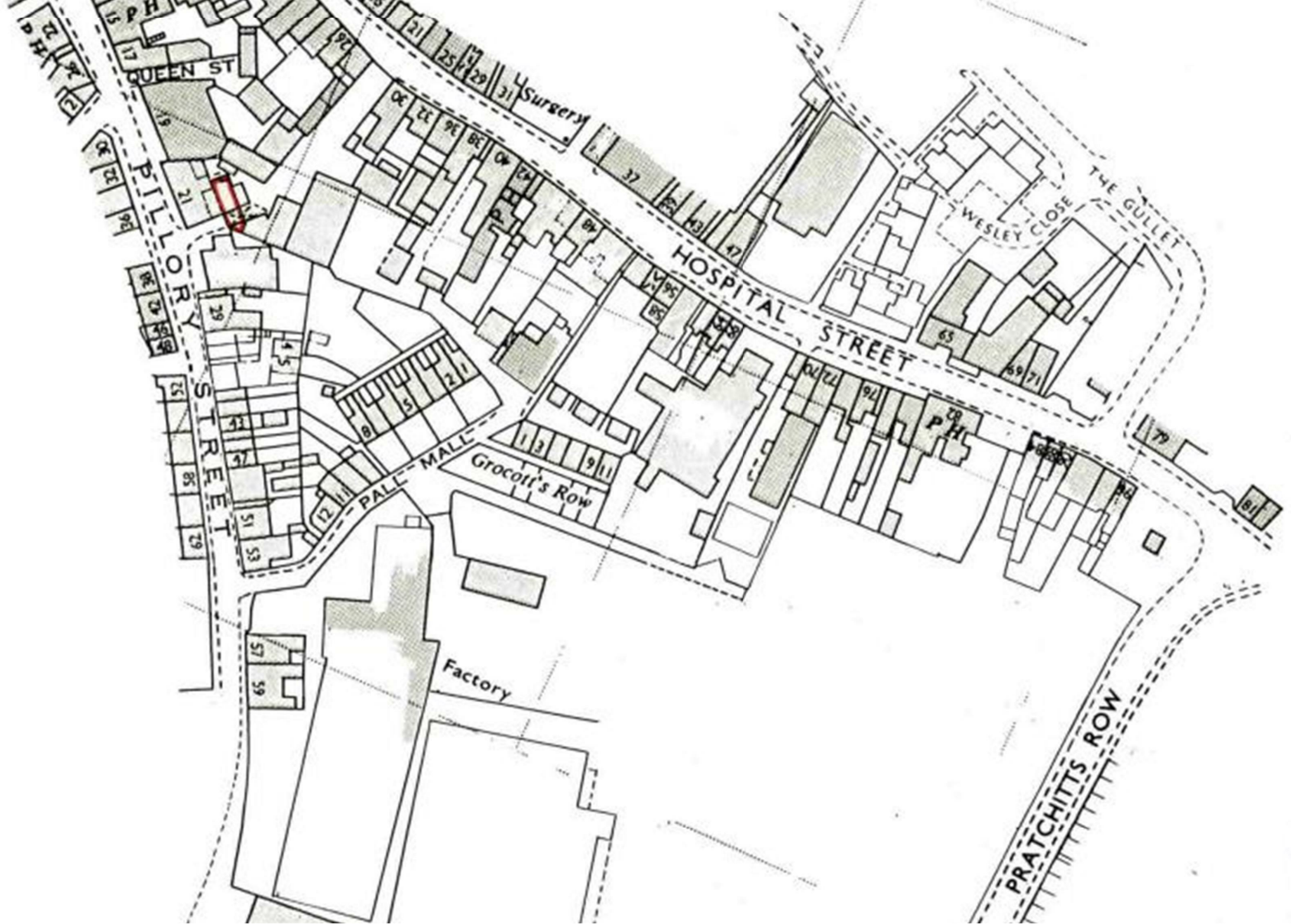
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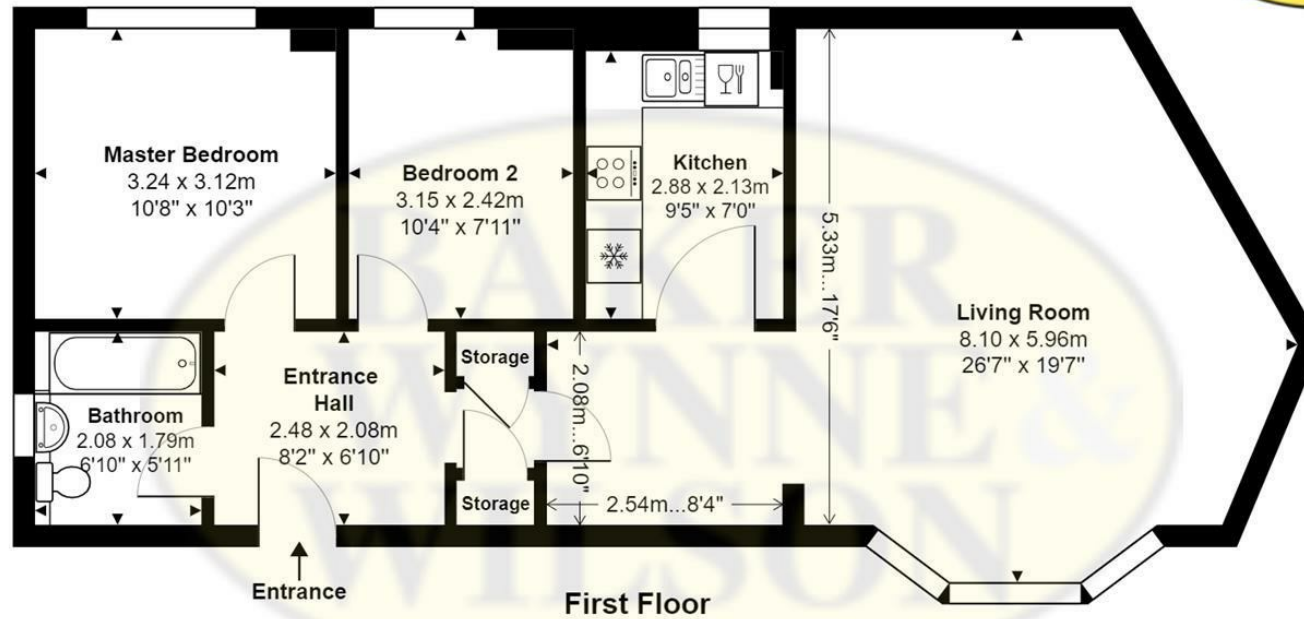


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FLAT 2 COCOA YARD, 21 PILLORY STREET, NANTWICH, CHESHIRE, CW5 5BZ

Approximate Gross Internal Area: 69.6 m² ... 749 ft²

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.

Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	62	
(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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or info@bakerwynneandwilson.com

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