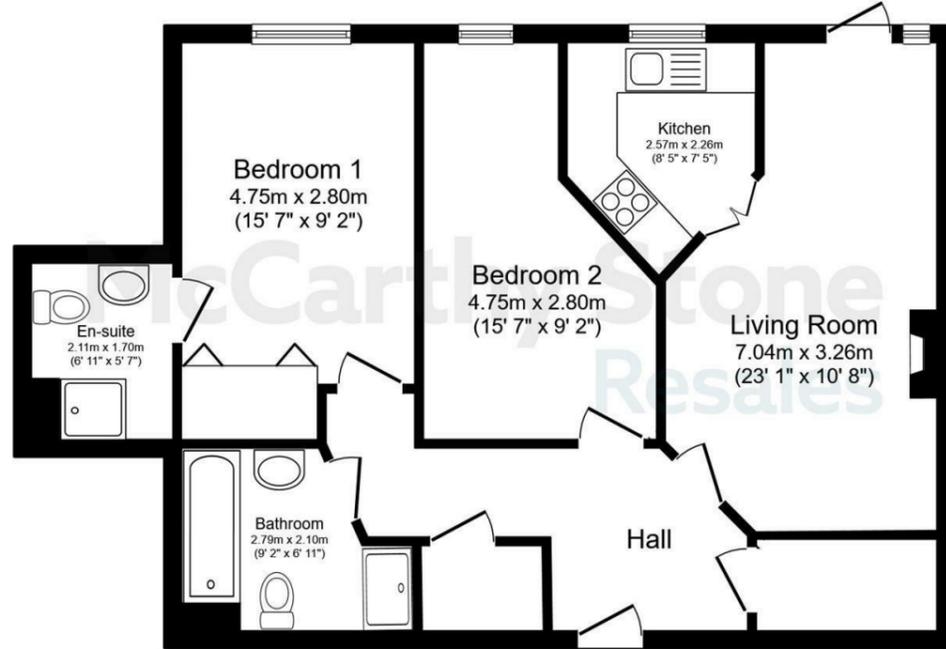


10 Hartwell Court

Church Street, Eastwood, NG16 3TJ



Total floor area 67.6 sq.m. (727 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 79 |
| (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 | | |

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Asking price £180,000 Leasehold

A spacious two bedroom ground floor apartment within a popular McCarthy Stone retirement living development which is conveniently situated close to supermarkets and shops. SPACIOUS living room with access to a patio area, MODERN KITCHEN with built in appliances. Bedroom one with ENSUITE SHOWER, second bedroom and separate guest bath/shower room completes this lovely apartment.

Call us on 0345 556 4104 to find out more.

Hartwell Court, Church Street, Eastwood, Nottingham

Summary

Hartwell Court was built by McCarthy & Stone and designed specifically for independent living for the over 60's and is located in the popular market town of Eastwood, 8 miles north west of Nottingham.

The development consists of 34 one & two bedroom retirement apartments with design features to make day-to-day living easier. The dedicated house manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the homeowners lounge, laundry room and other communal areas are covered in the service charge. For your peace of mind the development has a 24-hour emergency call systems, should you need assistance. The Homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually £25 per night, subject to availability).

Local Area

Hartwell Court is situated in the heart of the popular and sought after historic town of Eastwood. There's plenty of amenities on the doorstep, including a range of shops, a post office, supermarket, leisure facilities, bars and restaurants and much more. If you want to travel further afield, Eastwood is within easy access to the M1 motorway, junction 26 as well as public transport links into Nottingham city and Derby city centres.

Entrance Hall

Front door with spy hole leads to a spacious hall with the

24-hour emergency response pull cord system, security door entry system and smoke detector. There is a large cupboard housing the boiler and could be used as an airing cupboard or for extra storage space. There is also a large pantry / storage facility also located off hallway. Further doors from the hallway lead to the lounge, bedrooms and shower room.

Lounge

This spacious lounge with a double glazed door leading to a patio area. The room allows plenty of space for a dining table. Electric fire with surround provides a great focal point. Electric heater, TV and telephone sockets and raised power points. Ceiling spotlights. Partially glazed double doors lead into kitchen.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a granite effect roll top work surface with inset stainless steel sink and drainer with mono lever tap and window above with blind. Eye level oven, ceramic hob with cooker hood over and an integral fridge freezer. Finished with a ceiling light, under pelmet lighting, power points, partially tiled walls.

Bedroom One

Spacious bedroom with large fitted wardrobes with mirror fronted doors. Window providing views towards the front elevation. TV point and electric heater. Door leading to ensuite shower room.

Ensuite Shower Room

Fully tiled and comprising of a full width shower with glass screen and support rail. Vanity unit with inset hand basin and mirror over, WC and emergency pull cord.

Bedroom Two

A spacious double room that could also be used as a dining room or home office. Window also providing

2 bed | £180,000

views towards the front elevation. , TV point and power points.

Bath/Shower room

Situated off the hallway. Fully tiled and comprising of a bath and separate shower cubicle with glass screen and support rail. Vanity unit with inset hand basin and mirror over, WC and emergency pull cord.

Car Parking

Car parking is on a first come first serve basis.

Service Charge (Breakdown)

- 24-hour emergency call system
- Onsite visiting House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- Upkeep of gardens and grounds
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,627.62 for financial year ending 28/02/2026

Lease Information

Lease: 125 years from 1st Jan 2008

Ground rent: £851.00 per annum

Ground rent review: 1st Jan 2038

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years and over.

