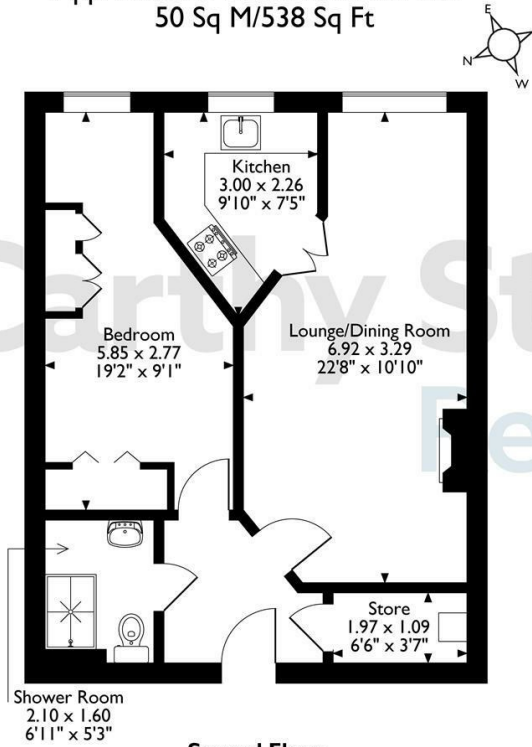


30 Hartwell Court, Church Street,  
Eastwood, Nottingham, Nottinghamshire  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	83

## 30 Hartwell Court

Church Street, Nottingham, NG16 3TJ



**Asking price £140,000 Leasehold**

BEAUTIFULLY PRESENTED one bedroom retirement apartment within the popular Hartwell Court development. SPACIOUS LOUNGE, MODERN KITCHEN with built in appliances, double bedroom with TWO FITTED WARDROBES and a CONTEMPORARY shower room completes this wonderful apartment.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Church Street, Eastwood, Nottingham

## 1 bed | £140,000

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

### 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 Tunstall emergency response pull cord

system, security door entry system and smoke detector. From the hallway there are doors leading to the lounge, bedroom, shower room and large storage cupboard.

### Lounge

The bright and airy room with a double glazed window. There's spacious lounge has ample room for dining. Electric fire with surround provides an attractive focal point. Electric heater, TV and power points, two ceiling lights and raise electric sockets. Double doors lead onto a separate kitchen.

### Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and tiling over. Stainless steel sink with double glazed window over with fitted blind. Fridge/freezer waist level oven, ceramic hob, extractor fan. Under pelmet lighting.

### Bedroom

Double bedroom with the benefit of two large built in wardrobes Electric heater, TV and power points, two ceiling lights and raise electric sockets.

### Shower Room

Situated off the hallway, perfect for guests. Fully tiled and fitted suite comprising a glass shower cubicle with electric shower and hand rail. Low level WC, vanity unit with hand basin.

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the

hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Service Charge

Cleaning of communal windows

Water rates for communal areas, laundry room and apartment

Electricity, heating, lighting and power to communal areas

24-hour emergency call system

Upkeep of gardens and grounds

Repairs and maintenance to the internal and external communal areas

Contingency fund including internal and external

re-decoration of communal areas

Buildings Insurance

The Annual Service charge is £3,085.08 for the financial year ending 31/3/2026.

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

### Leasehold

Lease: 125 years from 1st June 2008

Ground rent: £730.81 per annum

Ground rent review: 1st June 2038

