



McCarthy & Stone
RESALES



11 Hartwell Court, Church Street, Nottingham, NG16 3TJ
Asking price £146,500 Leasehold

For further details
please call 0345 556 4104

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A SPACIOUS TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT WITH PATIO CLOSE TO SHOPS AND AMENITIES IN A DESIRABLE MCCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT.

Hartwell Court

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 Tunstall 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. Further doors from the hallway lead to the lounge, bedrooms and bathroom.

Lounge

This spacious, bright and airy room was refurbished in 2020 and boasts a large window with double glazed door onto a paved patio area. There's ample room for dining, an attractive fire place with stone effect surround, electric heater, TV and telephone sockets and raised power points. Partially glazed double doors lead into kitchen along with oak parquet style vinyl flooring.

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. 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 and oak parquet style vinyl flooring.

Bedroom One

Spacious bedroom with large bi-fold opening wardrobes with mirror fronted doors. Window, TV point and electric heater. Door leading to en-suite shower room.

En-suite Shower room

Fully fitted with suite comprising of a double shower unit with hand rail and adjustable shower head, WC, vanity unit with inset hand basin and mirror above, heated towel rail and cabinet. Electric heater, extractor fan and emergency pull cord system.

Bedroom Two

Double room with high gloss fitted wardrobes, a window, heater and power points. Could also be used as a dining room or home office.

Bathroom

Situated off the hallway, perfect for guests. Fully tiled and comprising of a bath with adjustable shower head over and hand rail, vanity unit with inset hand basin and mirror over, WC and emergency pull cord. Door leading to a storage/airing cupboard.

Car Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is £250 per annum and are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- 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.

Leasehold Details

Lease length: 125 years from 2014

Ground rent: £495 per annum

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.







Floor Plan

76.0 sq. m. (818 sq. ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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