

# McCARTHY STONE RESALES

## 34 HARTWELL COURT CHURCH STREET, NOTTINGHAM, NG16 3TJ



### COUNCIL TAX BAND: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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		

# McCARTHY STONE RESALES

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A beautifully bright and spacious one bedroom retirement apartment. Juliette balcony overlooking the communal grounds. VIEWS OF OPEN COUNTRYSIDE FROM THE APARTMENT.

**ASKING PRICE £150,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# HARTWELL COURT, CHURCH STREET, EASTWOOD, NOTTINGHAM

1 BED | £150,000

## 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 Appello 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, bedroom and shower room.

## LOUNGE

This spacious lounge has ample room for dining. Juliette balcony with views of the open country side and communal gardens towards the rear. Electric heater, TV and telephone sockets, decorative two ceiling lights and raised power points. Partially glazed double doors lead into kitchen.

## KITCHEN

Fitted kitchen with a range of beechwood low and eye level units and drawers with a roll top work surface. The window is positioned above the inset stainless steel sink and drainer with mono lever tap. Eye level oven and four ring ceramic hob with extractor hood over. Built in fridge and freezer. Finished with a central ceiling light, under pelmet lighting and power points.

## BEDROOM

Generous double bedroom with inset space for a dressing table / desk by the window which provides views of open country side and communal gardens towards the rear. Built in wardrobe with sliding doors and additional fitted wardrobe. Electric heater, TV point, ceiling light and raised power points.

## SHOWER ROOM

Shower room comprising of a double shower with sliding door and support rail. WC, vanity unit with inset hand basin and mirror over and emergency pull cord.

## CAR PARKING

Car parking is on a first come first serve basis, with lots of spaces usually available.

## 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
- 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 for this property is £2,417.16 up to financial year end 31/03/2023. 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.

## LEASE INFORMATION

Lease Length: 125 years from 2008

Ground Rent: £425 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.

