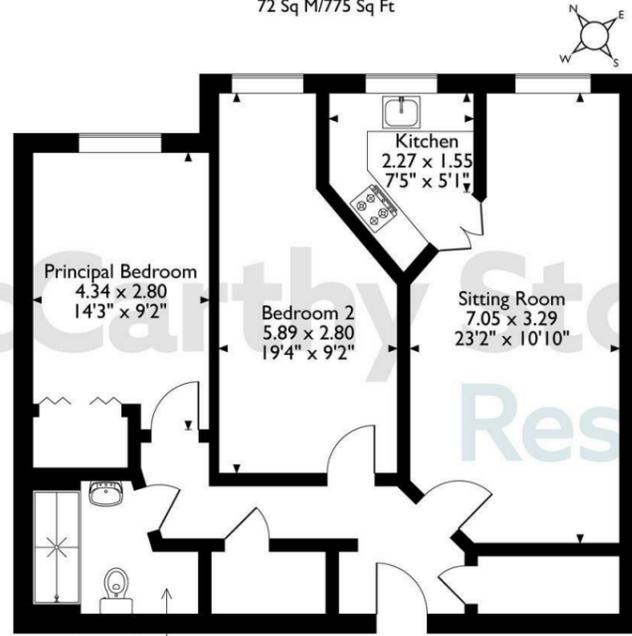


21 Hartwell Court, Church Street, Eastwood, Nottingham, Nottinghamshire  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



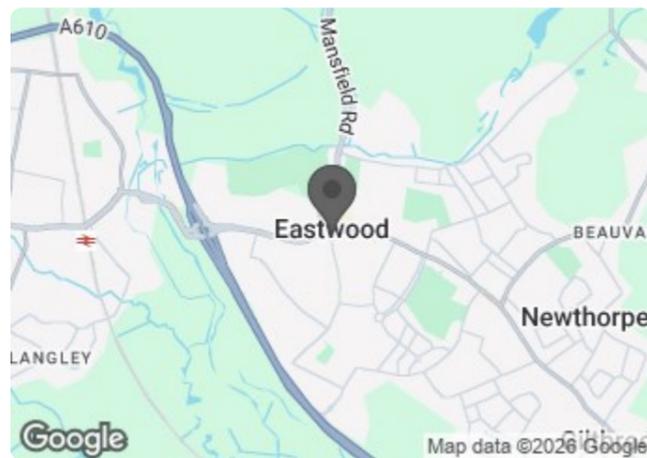
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679888/DST.

## 21 Hartwell Court

Church Street, Eastwood, NG16 3TJ



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>		<b>86</b>	<b>87</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		



### Asking price £180,000 Leasehold

A spacious two bedroom second floor apartment within a popular McCarthy Stone retirement living development which is conveniently situated close to supermarkets and shops.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Hartwell Court, Church Street, Eastwood, Nottingham

## 2 Bed | £180,000

### 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 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. 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 window providing views towards the

front elevation, the room allows plenty of space for a dining table and has an electric fire with surround which acts as an attractive focal point. TV and telephone sockets, two light points and raised power points. 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, ceiling light and raised height power points.

### Bedroom Two

A double room that could also be used as a dining room or home office with a window also providing views towards the front elevation. TV point, ceiling light and raised height power points.

### Shower room

Situated off the hallway. Fully tiled and comprising of a full width shower with glass screen, curtain 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.

The annual service charge is £4,686.34 for the financial year ending 28/02/2027

### 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.

### Moving Made Easy & Additional Information

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

