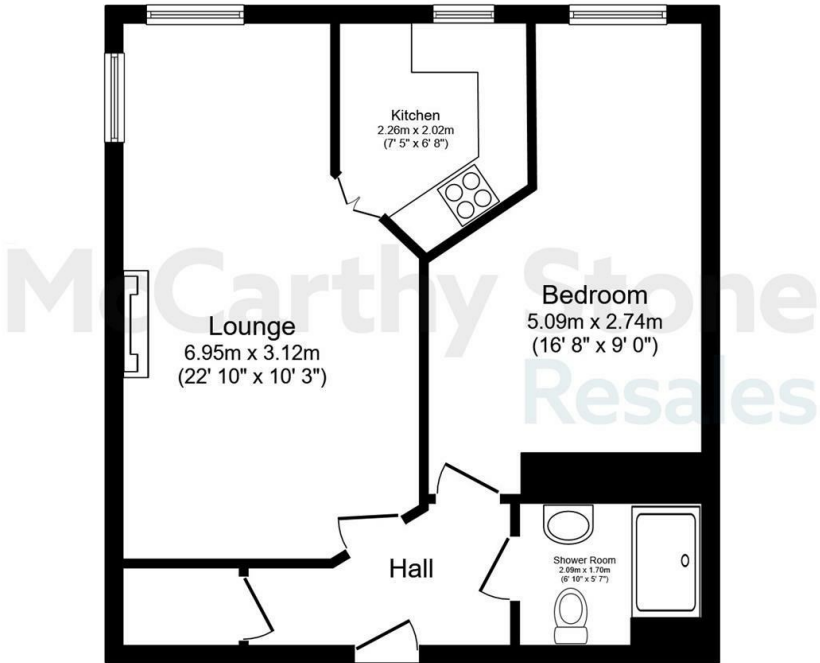


9 Hartwell Court

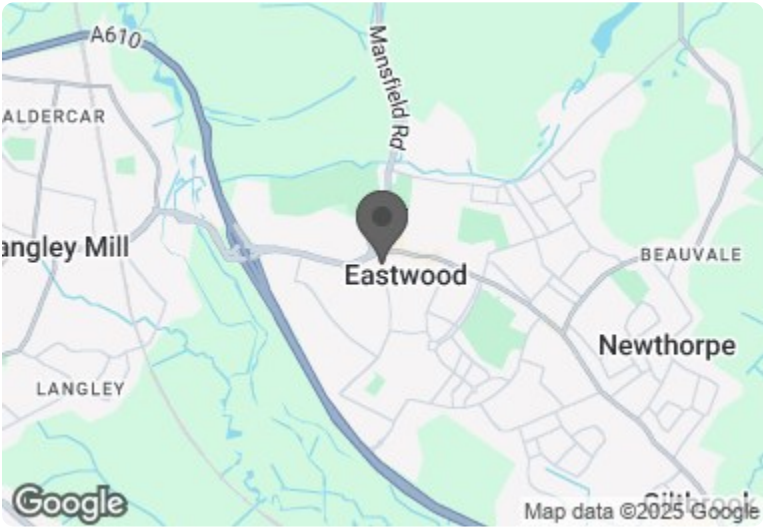
Church Street, Eastwood, NG16 3TJ

PRICE
REDUCED



Total floor area 53.4 m² (575 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: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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	



PRICE REDUCTION

Asking price £145,000 Leasehold

A WELL PRESENTED one bedroom GROUND FLOOR apartment with DUAL ASPECT LOUNGE situated within a DESIRABLE MCCARTHY & STONE development.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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Hartwell Court, Church Street, Eastwood,

1 Bed | £145,000

PRICE
REDUCED

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 and well maintained gardens provide 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.

Apartment Overview

We are delighted to offer to the market a well presented one bedroom ground floor apartment which is conveniently located close to the communal lounge and facilities.

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 benefiting from a dual aspect allowing lots of light in. The spacious room provides ample space for dining and has an electric fire and surround which provides an attractive focal point. TV and power points, two ceiling lights and raise electric sockets. Double doors lead onto a separate kitchen.

Kitchen

Modern fitted kitchen with a range of white low and eye level units and drawers with a marble effect work surface and tiling over. Stainless steel sink with drainer sits below the window with blind. Bosch waist level oven, ceramic hob, extractor fan. Frees tanding Bosch fridge freezer. Under pelmet and ceiling lighting.

Bedroom

Double bedroom with the benefit of a large built in wardrobe with mirror fronted bi-folding doors. TV and power points and raise electric sockets.

Shower Room

Fully tiled and fitted suite comprising a double shower with glass screen and support rail, low level WC, vanity unit with hand basin.

Car Parking

Car parking is on a first come first serve basis.

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 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.

Annual Service Charge £3,085.08 for financial year end 28 February 2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Details

Lease: 125 years from 1st June 2008
Ground rent: £731 per annum
Ground rent review: 1st June 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 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

- Fibre to the Cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

