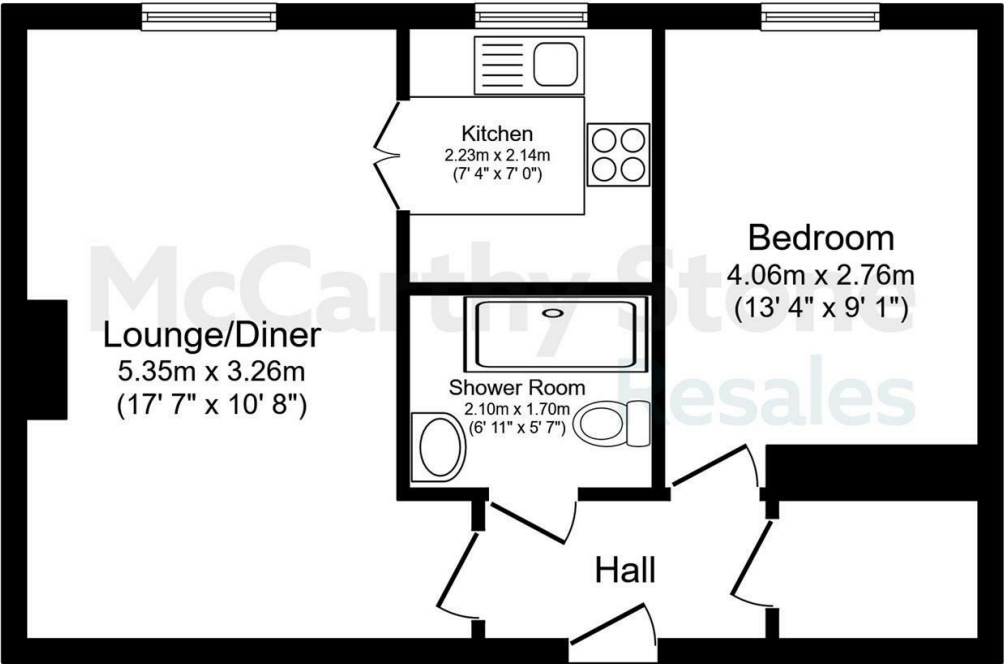


35 Hartwell Court


Church Street, Nottingham, NG16 3TJ



Total floor area 44.7 sq.m. (481 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	76	79
(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		
		



Asking price £150,000 Leasehold

A beautifully bright and spacious one bedroom WEST FACING apartment with views of the communal gardens and OPEN COUNTRYSIDE BEYOND. Situated within a popular MCCARTHY STONE retirement development.

**\*\*FRESHLY DECORATED WITH NEW CARPETS LAID THROUGHOUT\*\***

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

Call us on 0345 556 4104 to find out more.

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# Hartwell Court, Church Street, Eastwood, Nottingham

## 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 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.

## Living Room

This spacious west facing lounge with reaching views over the

countryside. The room has a decorative fire with surround and provides ample room for dining. TV and telephone sockets 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. Inset stainless steel sink and drainer with mono lever tap and west facing window above. Eye level oven, four ring ceramic hob with cooker hood over. Integral fridge freezer. Central ceiling light, under pelmet lighting, power points.

## Bedroom

Double west facing bedroom with far reaching views over the countryside. The bedroom with large bi-fold opening wardrobe with mirror fronted doors. TV and telephone sockets and raised power points.

## Bathroom

Fully tiled and fitted suite comprising a 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

# 1 Bed | £150,000

Manager.

Service Charge £3,085.08 per annum (for financial year end 28 February 2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

lease length: 125 years from 2008

Ground Rent: £731 per annum

Ground Rent review: Jun-38

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 that can assist with service charges or living costs.
  - 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

