



**Hartfields Manor Hartfields, Hartlepool TS26 0NW**

**welcome to**

## **Hartfields Manor Hartfields, Hartlepool**

Hartfields over 60's development is a haven for those seeking a vibrant and fulfilling lifestyle. Nestled in a serene and picturesque location in Bishop Cuthbert, Hartlepool, this community offers a range of apartments and cottages designed specifically for independent living.

### **Externally**

For those who appreciate the beauty of nature, our development features communal outdoor areas where you can bask in the tranquillity of the surroundings. Whether it's enjoying a leisurely stroll through our landscaped gardens or organising a picnic with fellow residents, these outdoor spaces provide the perfect setting to relax and connect with nature.

### **303 Hartfields Manor**

This apartment briefly comprises of an entrance hallway with storage, fitted kitchen, lounge with Juliet balcony, 1 bedroom and wet room.

### **Fee Information**

The monthly service, support, management & maintenance charge is £705.16 from 01/04/2025 (£420.80 service charge, £133.68 support charge, £150.68 management & maintenance).

90% share is £105,750 with £53.30 monthly rent payable and £705.16 monthly service charge.

75% share is £88,125 with £133.00 monthly rent payable and £705.16 monthly service charge.

50% share is £58,750 with £266.10 monthly rent payable and £705.16 monthly service charge.

25% share is £29,375 with £399.10 monthly rent payable and £705.16 monthly service charge

Anyone looking to purchase a shared ownership property may be entitled to Housing Benefit to help with the monthly payments. Please enquire with the team at Hartfields directly who will be able to advise.

Contact us for more information and to arrange your viewing 01429 261351.

### **Shared Ownership Price**

The price advertised is for a 25% share price. Other shares are available as advised in the fee information.

### **Disclaimer**

Please note these photos are for illustrative purposes only and individual properties may differ.







### **Support Services**

Support services are readily available at Hartfields, ensuring that you have access to assistance whenever required. Our dedicated team is committed to providing a safe and secure environment, offering peace of mind to both residents and their families. Local authority funded care is currently provided by an inhouse team at Hartfields. Joseph Rowntree Housing Trust has started a process that means this is likely to change and that at the end of the next 6 months this service is likely to be provided by another third party provider - who this provider is will be determined the local authority.



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## **Hartfields Manor Hartfields, Hartlepool**

- Over 60's development
- Onsite Parking
- Close to local amenities & bus routes
- Support service available (if required)
- Extensive community facilities

Tenure: Leasehold EPC Rating: B

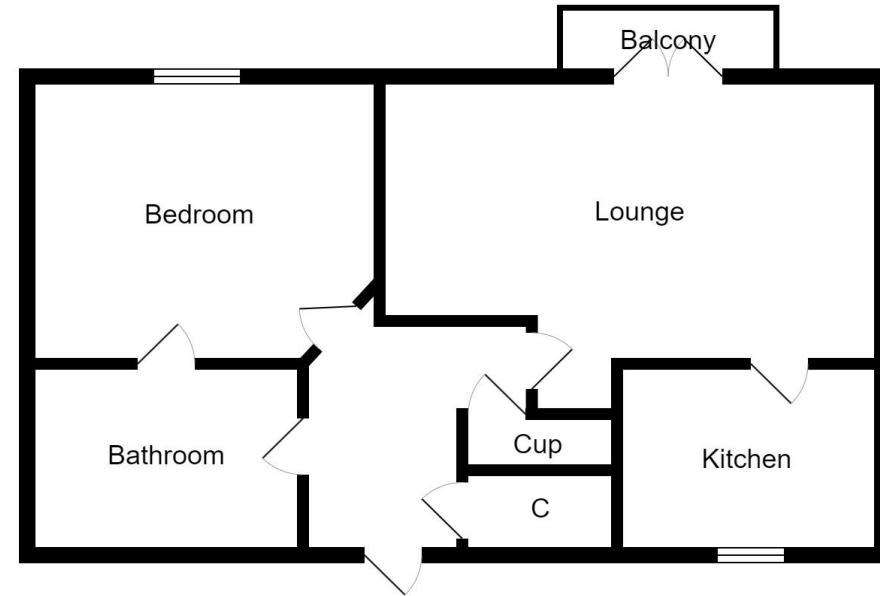
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 8461.92

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£26,875**



All measurements are approximate and for display purposes only.  
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Property Ref:  
HAR119334 - 0003

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