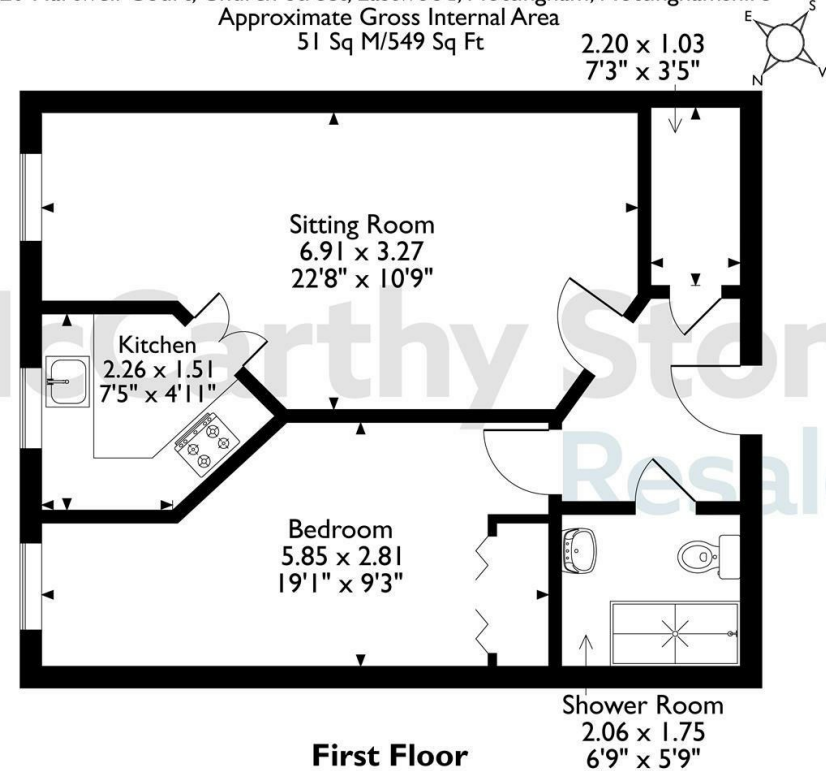


20 Hartwell Court, Church Street, Eastwood, Nottingham, Nottinghamshire  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dij/8683427/DST.

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>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		

## 20 Hartwell Court

Church Street, Nottingham, NG16 3TJ



**Asking price £140,000 Leasehold**

A beautifully presented one bedroom apartment situated on the first floor within a McCarthy Stone retirement living development.

**\*\*Moving Made Easy 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

1 Bed | £140,000

## 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 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. It is a condition of purchase that residents must meet the age requirement of 60 years and over.

## 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. 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 an electric fire and

surround, providing a great focal point. This spacious lounge has ample room for dining. TV and power points, two ceiling lights and raise electric sockets. Double doors lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and tiling over. Stainless steel sink with drainer sits below the front facing window. Built in fridge/freezer, waist level oven, ceramic hob, extractor fan. Under pelmet lighting and slip resistant flooring.

## Bedroom

Double bedroom with window providing outlook towards the front elevation. A large built in wardrobe with mirror fronted bi-folding doors. TV and power points, two ceiling lights and raise electric sockets.

## Shower Room

Situated off the hallway, perfect for guests. Fully tiled and fitted suite comprising a glass shower cubicle with electric shower and hand rail. Low level WC, vanity unit with hand basin.

## Service Charge

Cleaning of communal windows  
Water rates for communal areas, laundry room and apartment  
Electricity, heating, lighting and power to communal areas  
24-hour emergency call system  
Upkeep of gardens and grounds  
Repairs and maintenance to the internal and external 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. Find out more about the service charges please contact your Property Consultant or House Manager.  
Service Charge £3,124.22 per annum (for financial year end 28 February 2027)

## Lease Information

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

## Car Parking

Car parking spaces subject to availability. Please speak to your House Manager for more information.

## 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

