



Hartwell Court Church Street  
Eastwood Nottingham





### Property Description

Burchell Edwards are delighted to present to the market this spacious two bedroom, second floor apartment within a popular McCarthy Stone retirement living development which is conveniently situated close to supermarkets and shops. 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. In brief the property comprises of an entrance hall, lounge, kitchen, two bedrooms and shower room. An internally inspection is advised to fully appreciate the accommodation on offer. To arrange your viewing, contact Burchell Edwards today!

### Entrance Hall

Having a storage cupboard housing the boiler, handy pantry cupboard, electric heater and doors leading to the lounge, two bedrooms and shower room.

### Lounge

22' 9" x 10' 6" ( 6.93m x 3.20m )  
A bright and spacious room having a double glazed window to the front, electric heater, TV and telephone points, carpet flooring and door leading into the kitchen.

### Kitchen

8' 5" x 7' 4" ( 2.57m x 2.24m )  
A modern fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an integrated electric oven, electric hob with cooker hood over, integrated fridge/freezer, tiling to the splashbacks and a double glazed window to the front.



### **Bedroom One**

20' 1" x 9' 1" ( 6.12m x 2.77m )

Having a double glazed window to the front, carpet flooring and an electric heater.

### **Bedroom Two**

13' 5" x 9' 1" ( 4.09m x 2.77m )

Having a double glazed window to the front, fitted wardrobes, electric heater and carpet flooring.

### **Shower Room**

Having a walk-in shower, vanity unit with inset wash hand basin and W/C.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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EPC Rating: B    Council Tax  
 Band: B

Service Charge:  
 4620.00

Ground Rent:  
 851.18

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2008. Should you require further information please contact the branch.  
 Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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