



McCarthy & Stone  
RESALES



3 Hartwell Court, Church Street, Nottingham, NG16 3TJ  
Asking price £137,500 LEASEHOLD

For further details  
please call 0345 556 4104



## 3 Hartwell Court, Church Street, Nottingham, NG16 3TJ

A WELL PRESENTED one bedroom lower ground floor apartment situated within a DESIRABLE MCCARTHY & STONE development.

### 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 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.

### Apartment

A well present one bedroom lower ground floor apartment

which has a 'show room' feel to it, with upgraded kitchen and shower. This is positioned opposite the lift for convenience within popular McCarthy & Stone development.

### Entrance Hall

Front door with spy hole leads to a spacious hall with the 24-hour Appello 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.

### Lounge

Spacious lounge benefiting from a dual aspect allowing lots of natural light in. Attractive fire place with stone effect surround, which provides a nice focal point and there's ample room for dining. Electric heater, 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 roll top work surface with inset stainless steel sink with mono lever tap and window above. Oven with ceramic hob above and cooker hood. Free standing fridge / freezer. Ceiling spot lights, under pelmet lighting, power points, partially tiled walls and vinyl flooring.

### Bedroom

Spacious bedroom with large bi-fold opening wardrobes with mirror fronted doors and additional white three panel build in wardrobe, providing great space for storage. TV and telephone sockets and raised power points.

### Shower Room

Situated off the hallway, perfect for guests. Fully tiled and comprising with a shower cubical with adjustable shower head and hand rail. Vanity unit with inset hand basin and mirror over, WC and emergency pull cord.

### 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
- Camera door-entry system
- 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.

### Leasehold Details

lease length: 125 years from 2008

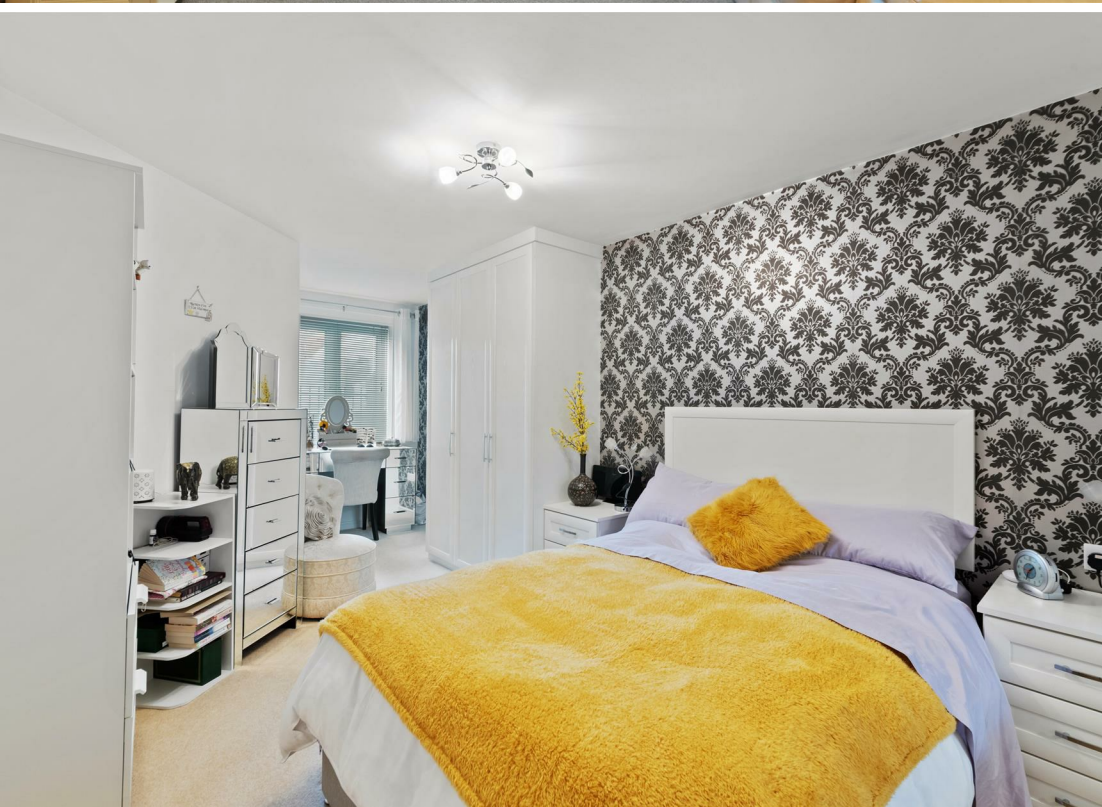
Ground Rent: £425 per annum

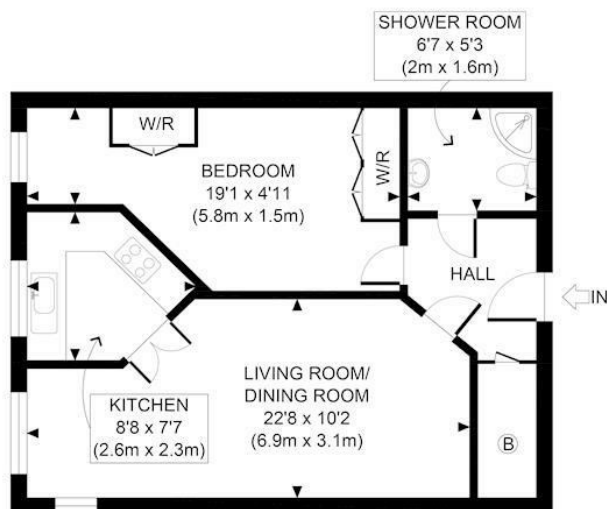
Managed by: McCarthy and Stone Management Services

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









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 520 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 520 SQ FT / 48 SQM	Hartwell Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 13/02/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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