



Hartwell Court, Church Street,  
Eastwood

**£155,000 Leasehold**

A GROUND FLOOR OVER 60's ONE  
BEDROOM McCARTHY & STONE  
RETIREMENT APARTMENT.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED OVER 60'S McCARTHY AND STONE LOWER GROUND FLOOR APARTMENT SITUATED IN THE CENTRE OF EASTWOOD.

With accommodation comprising entrance hallway, spacious living room, fitted kitchen, double bedroom with fitted furniture and shower room.

The property also benefits from double glazing, electric heating and use of the communal areas both within the block and the car park to the rear.

The property is restricted to those aged 60 and above, and all intending purchasers will need to be approved by McCarthy and Stone prior to completion.

The property is located on the lower ground floor of the block with lifts to all levels, access to the car park area also from the lower ground floor, whilst there is also easy reach to the nearby bus stop, retail park, shops and services in Eastwood centre.

We believe this property will make an ideal apartment for those looking to downsize and we highly recommend an internal viewing.



### ENTRANCE HALL

7'5" x 7'1" (2.27 x 2.18)

Panel entrance door, telephone point, wall mounted Dimplex thermostat, walk-in cloaks cupboard which also houses the water cylinder and electricity meters and provides additional storage space. From the hallway there are keys to the alarm system, red pull-cords for emergency help and doors linking through to the living room, bedroom and shower room.

### LIVING ROOM

23'4" x 10'5" (7.13 x 3.20)

Double glazed windows to both the rear and side (with fitted blinds), fire surround incorporating pebble effect electric fire, media points, coving, Dimplex electric heater, double doors linking to the kitchen.

### KITCHEN

8'6" x 7'6" (2.60 x 2.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards and soft-closing drawers, with square edge work surfacing incorporating single sink with central swan-neck mixer tap. Four ring AEG hob with extractor over and oven beneath, double glazed window to the front (with fitted blinds), space for full height fridge/freezer, spotlights, USB chargers to the sockets, extractor fan.

### BEDROOM ONE

19'4" x 9'0" (5.90 x 2.75)

Double glazed window to the rear (with fitted blinds), TV point, range of fitted bedroom furniture including full height wardrobes and bedside cabinets.

### SHOWER ROOM

6'10" x 5'6" (2.10 x 1.69)

Three piece suite comprising walk-in tiled shower cubicle with mains shower, wash hand basin with mixer tap with storage drawers beneath, push flush WC. Fully tiled walls and floor, extractor fan, wall mounted bathroom light with plug-in shaver point, Dimplex wall mounted fan.

### AGENTS NOTE

It is understood that the property is age restricted to over 60's and is being sold on a leasehold term of 125 years

from 2008, with approximately 108 years remaining. It is understood that the current ground rent is £731 per annum and the current service charge is £3085.80 per annum. Included within the service charge is use of the laundry facilities, external window cleaning, water rates, electric heating and lighting to all communal areas, garden and grounds maintenance, intruder alarm system, repairs to the interior and exterior of all communal areas, contingency fund for internal or external redecoration of communal areas, buildings insurance and house manager.

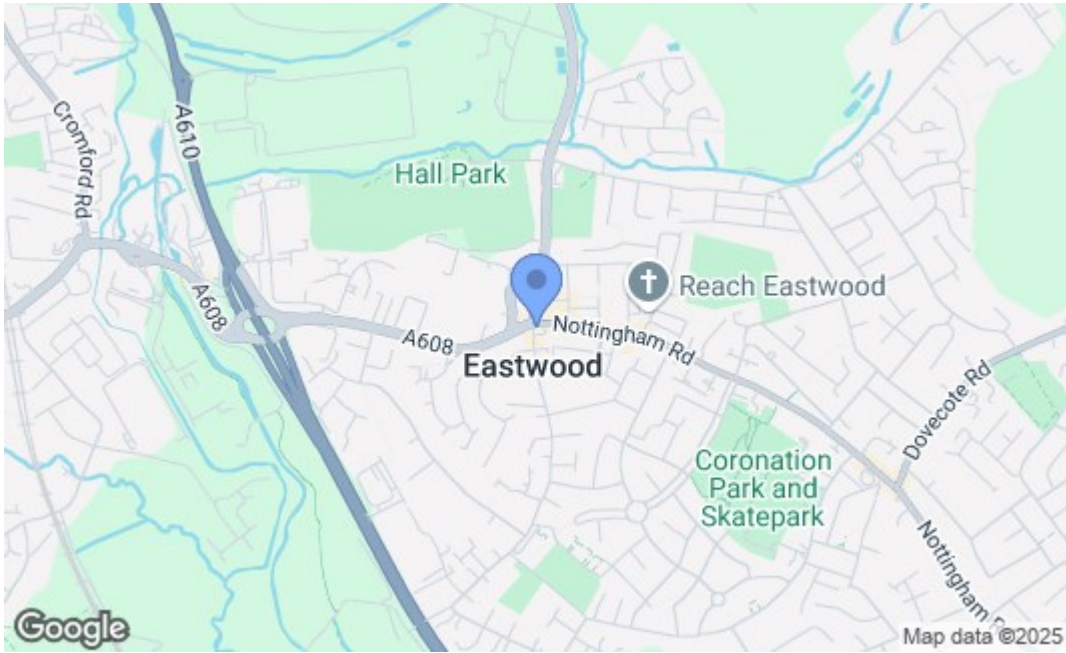
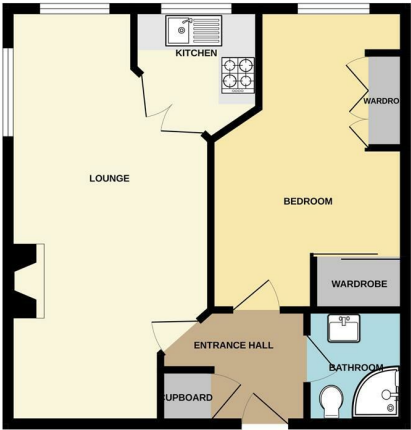
### DIRECTIONS

From the centre of Eastwood, turn immediately onto Church Street and Hartwell Court can be found on the corner with access to the parking to the adjoining road to the rear of Woodland Close.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.