



**Barley Croft, Hemel Hempstead, HP2 4UU**  
**Asking price £210,000**

**Sears & Co**  
estate & letting agents



## **\*\*NO UPPER SALES CHAIN\*\***

A two bedroom flat situated on Barley Croft, Leverstock Green, HP2, in need of considerable modernisation throughout. Accommodation includes a 21FT open plan living/dining room, kitchen, two double bedrooms and a family bathroom. Council tax band C. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

The sellers have advised that the property has approximately 88 years remaining on the leasehold. The sellers have also advised that the property is subject to ground rent charges of approximately £10 per year. There is a Buildings Insurance Charge which will be variable and a grounds maintenance charge (known as landscaping according to the lease) For the current year 24/25, the charge is £62.54. For 2025/26 the estimate is £63.04. This information should be verified with a solicitor prior to any exchange of contracts.



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		75	77
EU Directive 2002/91/EC			

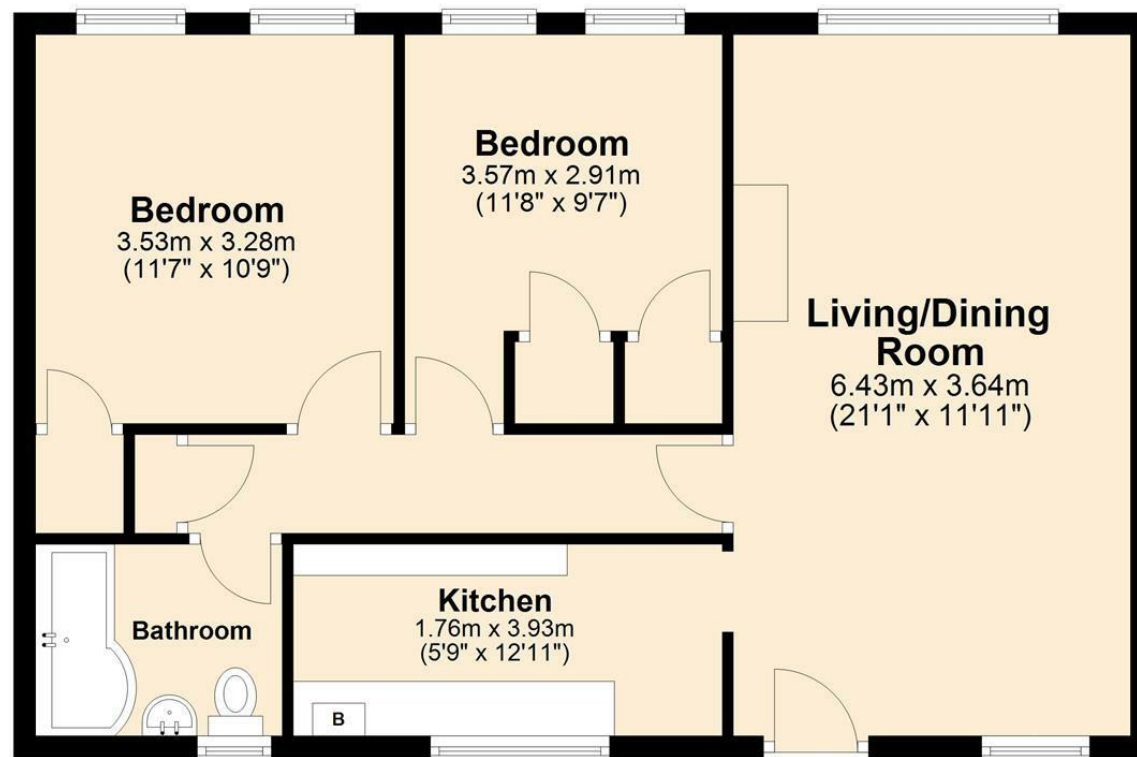
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

**Sears & Co**

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## Floor Plan

Approx. 64.4 sq. metres (693.3 sq. feet)



Total area: approx. 64.4 sq. metres (693.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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# Sears & Co

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