

# HARWOOD

THE ESTATE AGENT

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## 26 Barkers Court, Madeley TF7 5AL



## £ 8 9, 9 5 0 region

Ideal for a first time buyer or rental investment, this second-floor flat offers a bright and comfortable layout, featuring a welcoming reception area, a spacious lounge and dining room, a separate kitchen, a double bedroom and a modern bathroom.

The property benefits from electric heating and sits within a small block of just six apartments, all of which share access and a communal garden, creating a pleasant and neighbourly setting. There is an allocated parking space to the front of the property.

The location is ideal for everyday convenience, with Madeley Academy and Abraham Darby close by, along with a local shopping centre within easy walking distance. Public transport links and wider amenities are also easily accessible, making this a practical choice for both first-time buyers and those seeking a low-maintenance home.

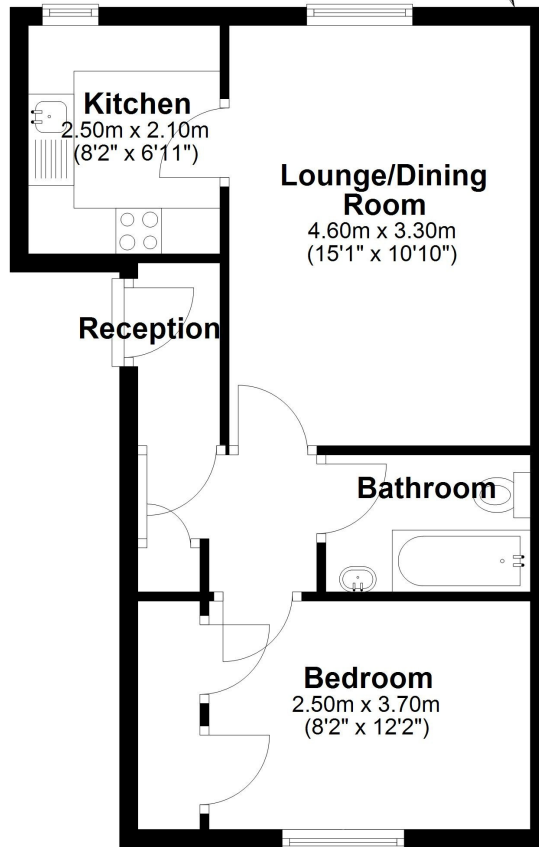
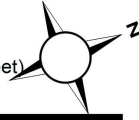
The flat is offered with a long remaining lease term of approximately 169 years, an annual ground rent of £25 and an annual service charge of £600, providing reassuringly manageable ongoing costs. This property is located in a handy location, ready for its next owner to move straight in and enjoy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



## Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 41.1 sq. metres (442.2 sq. feet)

**Tenure** Leasehold      **Council tax** Band A

**Years remaining on lease** 169 years      **Ground rent** £25 p.a.

**Service Charge** £600 p.a.

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 4th June 2026