



**Downside, Hemel Hempstead, HP2 5PU**  
**Asking price £165,000**

**Sears & Co**  
estate & letting agents

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

A well proportioned one bedroom flat located on Downside, HP2. Accommodation includes an entrance hallway, 17FT living/dining room, REFITTED kitchen, double bedroom and a family bathroom with white suite. Contact SOLE appointed selling agents Sears & Co to arrange your viewing. Council tax band B.

The owners have advised that the property has approximately 89 years remaining on the lease. The owners have also advised that the property is subject to ground rent charges of £10 per year and service charges that totalled £199.40 from April 2023 - March 2024, maintenance charges that totalled £103.80 from April 2022 - March 2023 and buildings insurance charges that totalled £173.68 from March 2024 - March 2025. This information should be verified with a solicitor prior to any exchange of contracts.

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.



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			
		71	75
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	

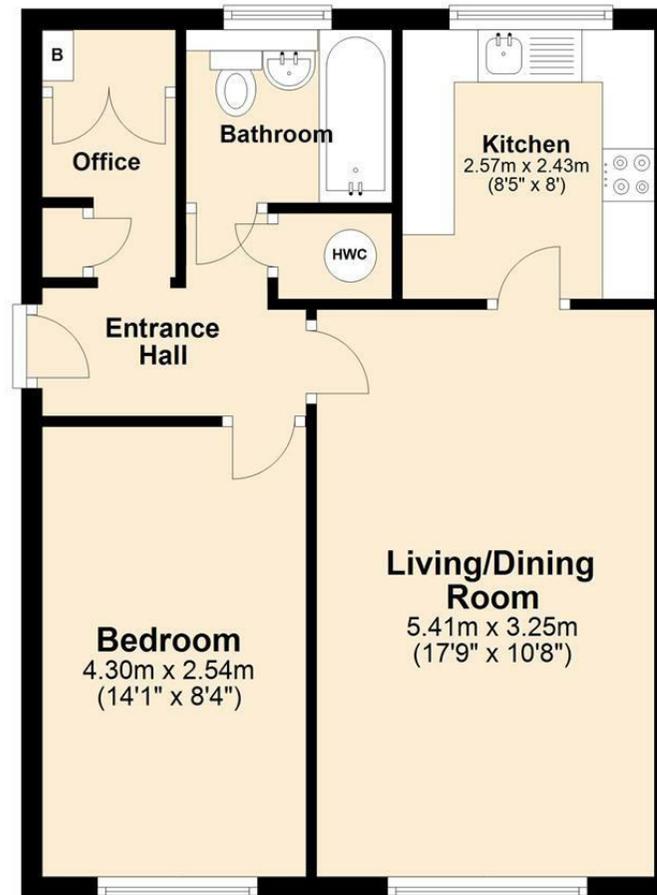


**Sears & Co**

www.searsandco.co.uk call: 01442 254 100

## Ground Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 47.6 sq. metres (512.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
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.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

# Sears & Co

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