



**Zetex Apartments, Mercury Gardens,
Romford**
£300,000



- A modern and fantastic size two bedroom apartment
- Located in Romford town centre with excellent access to all local amenities
- Constructed in 2007 by the reputable Barratt Homes
- Own patio terrace area accessed from both the lounge and master bedroom
- Lovely size lounge and modern kitchen
- Modern family bathroom and en-suite shower room
- Gated vehicles access with fob leading to allocated parking space
- 24/7 concierge
- Gym with opening hours of 5am-10pm
- Long lease of approximately 114 years



Colubrid Estate Agents are thrilled to present to the market this modern and fantastic size and two bedroom apartment constructed in 2007 by the reputable Barratt Homes. This property holds an excellent location within Romford town centre within easy reach to all local amenities. Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge, modern kitchen, modern bathroom, two good size bedrooms with the master boasting an en-suite shower room and there is a patio/terrace area accessed from both the lounge and master bedroom. The property also benefits from a 24/7 concierge area with lift access, gym with opening hours of 5am-10pm and electric gated vehicle access with fob with allocated parking space. The property also benefits from a lengthy lease of approximately 114 years remaining. Guide Price £300,000-£325,000

This is a fantastic opportunity to acquire a modern and fantastic size two bedroom apartment located in Romford town centre within easy reach of all local amenities.

The property was constructed in 2007 by the reputable Barratt Homes.

Accommodation boasts an entrance hallway with secure intercom entry system, lovely size lounge, modern kitchen, modern bathroom, two good size bedrooms with the master boasting an en-suite shower room and there is a patio/terrace area accessed from both the lounge and master bedroom.

The property also benefits from a 24/7 concierge area with lift access, gym with opening hours of 5am-10pm and electric gated vehicle access with fob with allocated parking space.

The property also benefits from a lengthy lease of approximately 114 years remaining.

Further Details:

Council Tax Band: D

Local Authority: Havering

Annual Ground Rent: £240.00

Annual Service Charge: £2,400.00 including water and buildings insurance

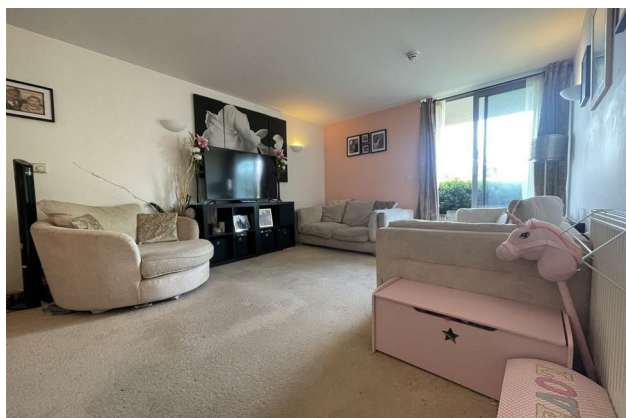
Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Length of Lease: 114 years



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Local Life

Romford is a large town in East London and the administrative centre of the London Borough of Havering. It is located 14.1 miles northeast of Charing Cross and offers easy access to A13/M25 road links. Romford market is one of the oldest markets, ideal for shopping or grab a bite to eat in the fabulous indoor shopping centre. Queen's Hospital was built on the site of the former Oldchurch Park, a short distance south of the town centre.



Ground

