

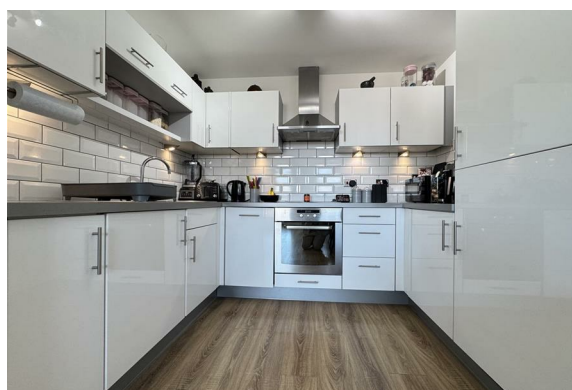


Zetex Apartments, Mercury Gardens, Romford

Guide Price £300,000



- A beautifully presented and fantastic size two bedroom second floor apartment located in the heart of Romford
- Lovingly maintained by the current owner who purchased the property brand new in 2007 when constructed by the reputable Barratt Homes
- Excellent size living space throughout
- Inviting entrance hallway with secure intercom entry system
- Lovely size lounge/diner with access to a balcony providing glorious views
- Modern kitchen
- Stunning family bathroom and en-suite shower room
- Two good size bedrooms with the master boasting an en-suite shower room and second bedroom also provides access to the balcony
- Long lease of approximately 138 years remaining, 24 hour concierge and a well equipped residents gym
- Allocated parking space with secure electric gated access



GUIDE PRICE £300,000 - £325,000.

Welcome to Zetex Apartments, a beautifully presented second-floor flat located in the heart of Romford. This impressive two-bedroom apartment, constructed in 2007 by the esteemed Barratt Homes, has been lovingly maintained by its current owner who purchased the property brand new.

As you enter, you are greeted by a spacious and inviting hallway, complete with a secure intercom entry system for added peace of mind. The open-plan lounge and dining area is a highlight of the property, offering a generous living space that is perfect for both relaxation and entertaining. This area also boasts a delightful balcony, where you can enjoy glorious views and fresh air.

The modern kitchen is well-equipped and complements the living space beautifully. The master bedroom is a true retreat, featuring a stunning en-suite shower room that adds a touch of luxury. The second bedroom is also a good size and conveniently provides access to the balcony, making it a versatile space for guests or family.

With a long lease of approximately 138 years remaining, this apartment also includes an allocated parking space with secure electric gated access, ensuring convenience and security. Residents benefit from a 24-hour concierge service and a well-equipped gym, all accessible via fob entry.

Situated in an excellent location, this property offers easy access to a variety of amenities, making it an ideal choice for those seeking a vibrant lifestyle in Romford. This flat is not just a home; it is a lifestyle opportunity waiting to be embraced.

Enter the building via secure intercom entry. Welcoming communal entrance hall with stairs and lift access.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 19'4 max x 10'2 wrap around double glazed window.

En-suite comprises larger than average shower, wash hand basin and WC. Heated towel rail. Part tiling to walls. Tiled flooring.

Bedroom two 12'0 max x 9'1 access is given to balcony.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail.

The heart of the home is the spacious lounge/diner/kitchen 22'7 max x 12'1 double glazed sliding door opens onto balcony with far reaching views. Wooden style flooring.

Kitchen offers a range of white high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, oven, extractor hood, dishwasher, washing machine and fridge/freezer to remain. Continuation of flooring.

Balcony is the perfect seating area to enjoy views.

Further Details:

Gated parking with fob access

Nest Home Heating

Communal Gym for residents with fob access

24/7 Concierge with lift access

Allocated numbered parking space

2nd floor apartment

Council Tax Band: D

Local Authority: Havering

Length of Lease: 138 years remaining

Ground Rent: £240.00

Annual Service Charge: £3,200

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.



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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.



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