

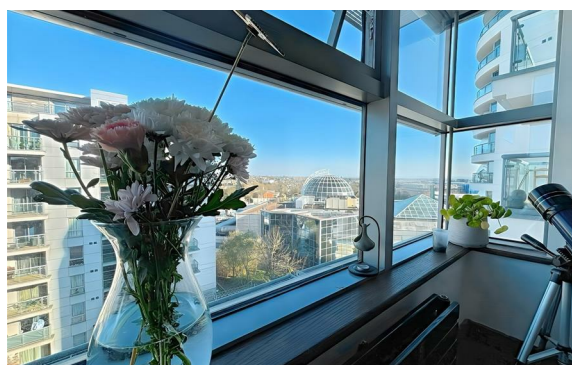


## Mercury Gardens, Romford

Guide Price £180,000



- Well presented one bedroom apartment offered for sale with intercom entry system and 24/7 Concierge
- Approximate 111 year lease remaining
- Apartment block is next door to shopping centre
- Lift access to all floors
- Entrance hall, spacious open plan lounge/kitchen, double bedroom and bathroom
- Perfect property for first time buyers or investors
- Potential rental income approximately £1,450 per calendar month



**GUIDE PRICE: £180,000 - £220,000**

Located in the vibrant area of Mercury Gardens, Romford, this well-presented one-bedroom apartment offers an ideal opportunity for both first-time buyers and savvy investors. The property boasts an impressive intercom entry system and the added convenience of a 24/7 concierge service, ensuring both security and ease of access.

With approximately 111 years remaining on the lease, this flat is a sound investment for those looking to enter the property market. The apartment features a welcoming entrance hall that leads into a spacious open-plan lounge and kitchen, perfect for modern living and entertaining. The double bedroom provides a comfortable retreat, while the well-appointed bathroom adds to the overall appeal of the home.

One of the standout features of this property is its prime location, situated right next to a bustling shopping centre. This not only offers a variety of retail options but also enhances the convenience of daily living. With a potential rental income of approximately £1,450 per calendar month, this apartment presents an attractive proposition for investors seeking a reliable income stream.

In summary, this charming one-bedroom flat in Mercury Gardens is a fantastic opportunity for those looking to buy their first home or expand their property portfolio. With its modern amenities, prime location, and potential for rental income, it is a property not to be missed.

Enter the building via secure intercom entry.

24/7 Concierge service available, lifts to all floors.

Entrance hall gives access to all rooms. Storage cupboard.

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

Bedroom 11'11 x 10'3 Dual aspect double glazed windows.

Open plan lounge/kitchen.

Lounge 15'6 x 14'2 > 11'8 feature boxed bay double glazed window offering far reaching views. Wooden style flooring.

Kitchen 8'10 x 7'3 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, oven and extractor hood to remain. Space for other appliances. Wooden style flooring.

Further Details:

Length of Lease: Approximately 111 year lease

Annual Ground Rent £180.00

Monthly Service Charge: £275.00

Potential Rental Income: Approximately £1,450 per calendar month

Council Tax Band: C

Local Authority: Havering

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.





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.



**Floor Plan**

