

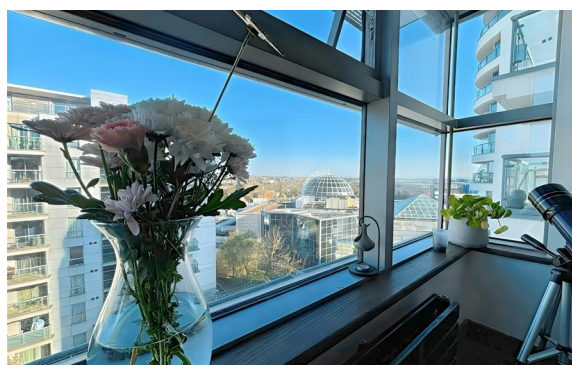


Mercury Gardens, Romford

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

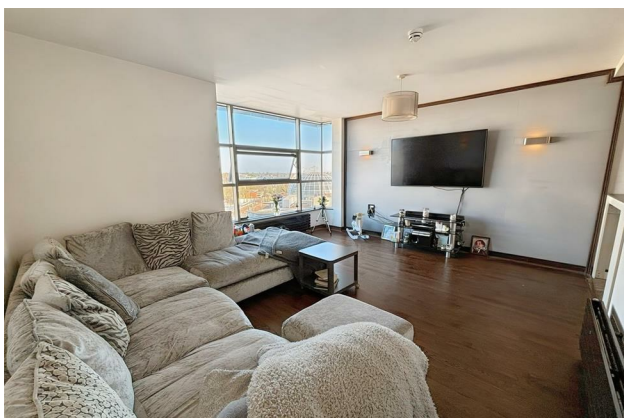
Mercury Gardens stunner! One-bedroom flat with sleek open-plan living, concierge, intercom, and prime shopping spot. Lease-long peace of mind, rental potential £1,450pcm—perfect first buy or savvy investor move!

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.



Colubrid.co.uk

THE SMALL PRINT:

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

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan



