



**Mercury Gardens
Romford, RM1 3HF**

Guide Price £205,000



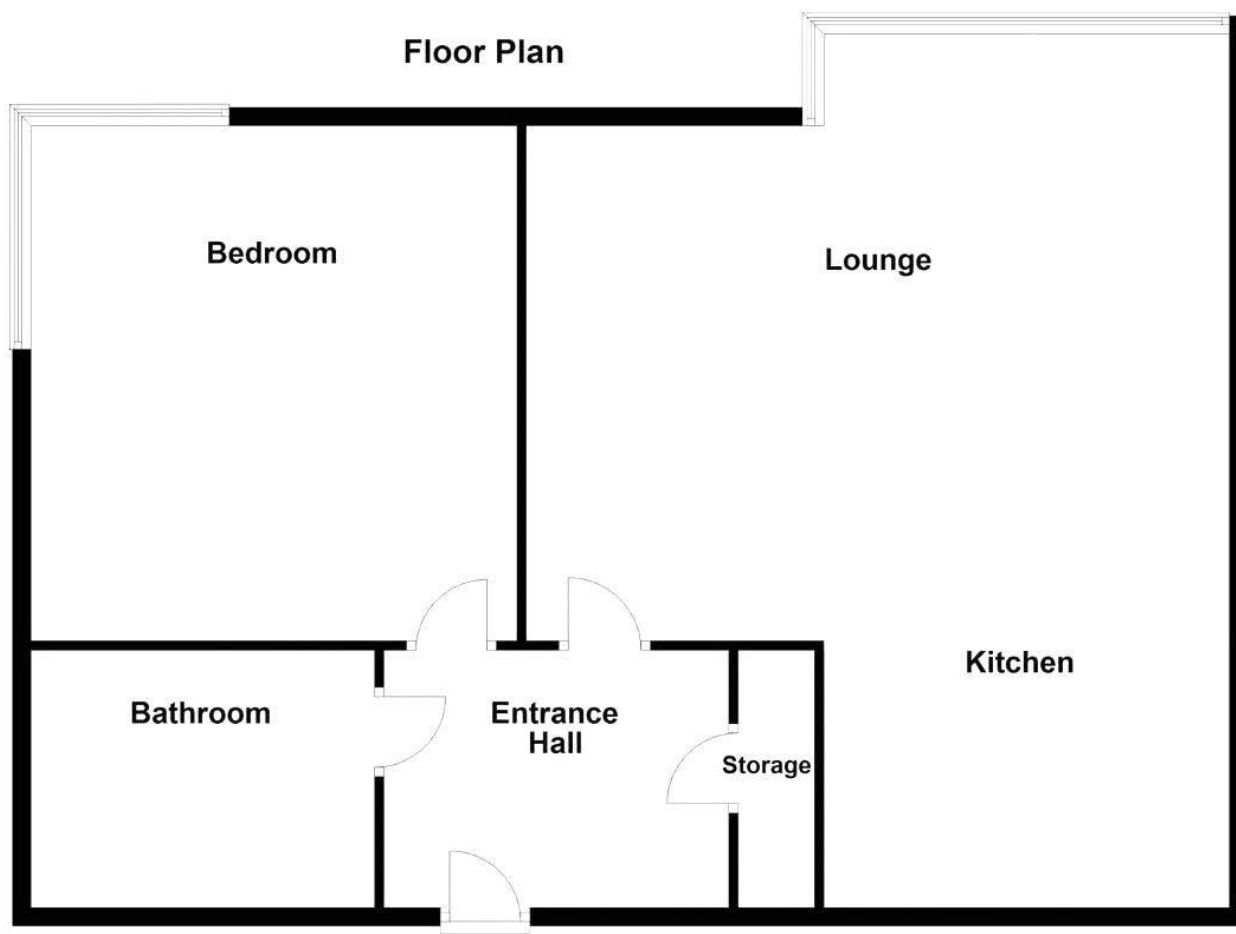


MAIN FEATURES:

- Well Presented Purpose Built Apartment Benefitting from Intercom Entry System & 24/7 Concierge
- Modern Kitchen Opening to Good Size Lounge/Diner
- Large Double Bedroom
- Bathroom/WC
- Long Lease
- Residents Off Road Parking

A well-presented one bedroom apartment offered for sale in the ever-popular Exon Apartments, ideally located in the very heart of Romford. The property benefits from a secure intercom entry system and 24/7 concierge service, providing both convenience and peace of mind. Internally, the accommodation comprises an entrance hall, a spacious open-plan lounge/kitchen ideal for modern living and entertaining, a generous double bedroom, and a contemporary bathroom. The building offers lift access to all floors and residents' parking. This is a perfect opportunity for first-time buyers or investors seeking a well-located property with strong rental appeal.

Exon Apartments is situated next door to the shopping centre, giving immediate access to a wide range of shops, restaurants, cafés and leisure facilities. Romford town centre offers excellent transport links, including fast rail services into central London via the Elizabeth line, making it ideal for commuters. The area also benefits from nearby green spaces, gyms, cinemas and nightlife, providing a balanced lifestyle of convenience and recreation. Early viewing is highly recommended to appreciate the location and quality of accommodation on offer.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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