



## Spring Gardens, Romford

Guide Price £325,000



- Long lease of approximately 235 years and offered with no onward chain
- Quiet cul-de-sac location within the sought-after Spring Gardens development
- Exceptionally spacious three-bedroom ground floor apartment
- Stunning open-plan lounge/kitchen/dining area perfect for entertaining
- French doors opening directly onto beautifully maintained communal gardens
- Stylish and well-presented throughout with move-in-ready appeal
- Large family bathroom plus separate WC for added convenience
- Approx. 0.7 miles to Romford Station with National Rail & Underground links
- Moments from Romford Town Centre, restaurants, shopping and leisure facilities
- Secure gated allocated parking space included



## **VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!**

**Stylish, spacious and superbly located, this stunning three-bedroom ground floor apartment offers open-plan living, gated parking, gorgeous gardens and unbeatable Romford connectivity — all within a peaceful cul-de-sac.**

This incredibly spacious three-bedroom ground floor apartment delivers the perfect blend of style, space and convenience — all just moments from the buzz of Romford Town Centre.

Set within a quiet cul-de-sac, this beautifully presented home offers the kind of lifestyle upgrade buyers endlessly scroll for. Think oversized living spaces, effortless indoor-outdoor flow, secure gated parking and a location that keeps you connected while feeling wonderfully tucked away from the hustle.

At the heart of the home is the show-stopping open-plan lounge/kitchen/dining area — a bright and sociable space designed for modern living, entertaining and everything in between. Whether it's coffee-and-laptop mornings, Friday night hosting duties or TikTok-worthy dinner parties, this space absolutely delivers. French doors open directly onto the communal gardens, flooding the room with natural light and creating an enviable inside-outside vibe rarely found in apartment living.

The property boasts three generously sized bedrooms, ideal for growing families, hybrid workers, guests or those finally claiming that walk-in wardrobe dream. A large contemporary bathroom is complemented by a separate WC — a practical luxury that makes busy mornings significantly less chaotic.

Outside, the communal grounds are exceptionally well maintained, while the gated allocated parking adds both convenience and peace of mind. With an approximate 239-year lease remaining and the added bonus of being offered with no onward chain, this is very much a move-straight-in opportunity.

Location-wise, you're perfectly positioned approximately 0.7 miles from Romford Station, offering swift National Rail and Underground connections, making commuting into the City and beyond refreshingly simple. Romford Town Centre, with its vibrant shopping, dining and nightlife scene, is also within easy reach — because balance is everything.

This is the kind of property that combines practical living with aspirational lifestyle energy — spacious, stylish and seriously well located.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/flat-6-autumn-court-spring-gardens-romford-rm7-9bn/5302079>

Service Charge: £995.00 per quarter  
Annual Ground Rent: £350.00  
Length of Lease: approximately 235 years remaining

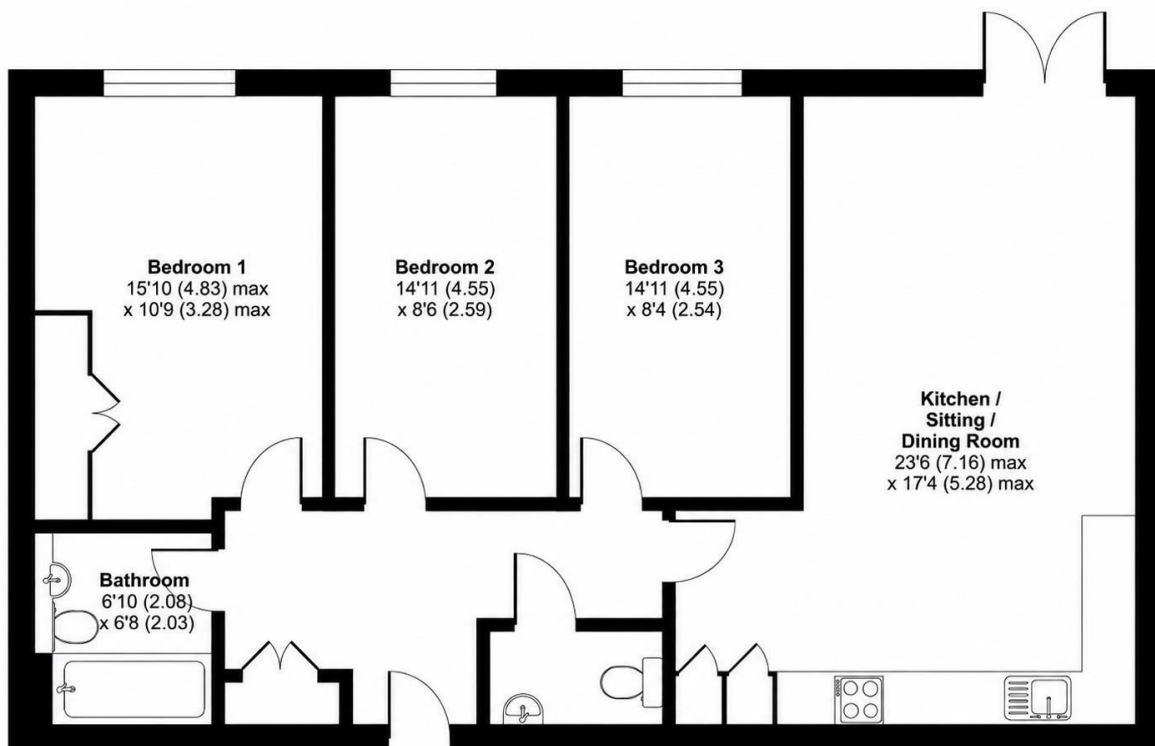
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including 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.



**GROUND FLOOR**

