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PROPERTY MARKETING EXPERTS

Priory Court, Wideford Drive, Romford

Guide Price £215,000

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- Set within the modern and well-maintained Priory Court development, constructed in 2015, offering contemporary design and a high standard of finish throughout
- Situated on the first floor with convenient lift access, ideal for ease of living and accessibility
- Impressive 239-year lease remaining, providing long-term security and strong appeal for both homeowners and investors
- Bright and spacious open-plan lounge/kitchen/diner, thoughtfully designed to maximise both living and entertaining space
- Direct access from the living area onto a generous private balcony, perfect for outdoor seating and relaxation
- Well-proportioned double bedroom offering ample space for storage and a comfortable retreat
- Stylish and modern bathroom suite finished with clean lines and quality fittings
- Welcoming entrance hallway with a practical layout, enhancing the sense of space upon entry
- Secure intercom entry system providing added peace of mind within this popular residential development
- Prime location just 0.4 miles from Romford train station, offering excellent transport links into Central London and beyond

GUIDE PRICE £210,000 - £220,000.

If you've been waiting for a sign to upgrade your living situation, this might just be it.

Set within a stylish development on Priory Court, this beautifully presented one-bedroom first floor apartment delivers modern living with a side of convenience—just 0.4 miles from Romford station, meaning your commute just got a lot more manageable (and your mornings slightly less chaotic).

Built in 2015 and offered with a remarkably long 239-year lease, this home is as practical as it is polished. Step inside and you're welcomed by a bright entrance hallway that sets the tone for what's to come. The open-plan lounge/kitchen/diner is the real headline act—generous in size, flooded with natural light, and seamlessly extending onto a spacious private balcony. Morning coffee, evening unwind, or a bit of fresh air between Zoom calls—this space has you covered.

The bedroom is a comfortable and well-proportioned retreat, while the modern bathroom keeps things sleek and simple in all the right ways.

With lift access, a secure intercom system, and a prime position in a popular development, this apartment ticks all the boxes—and then casually adds a few more.

Whether you're stepping onto the property ladder or adding to your portfolio, this is a home that knows exactly what it's doing.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-3-priory-court-wideford-drive-romford-rm7-0fy/5212159

Service Charge: £535.00 per quarter
Annual Ground Rent: £250.00
Length of Lease: 240 years remaining

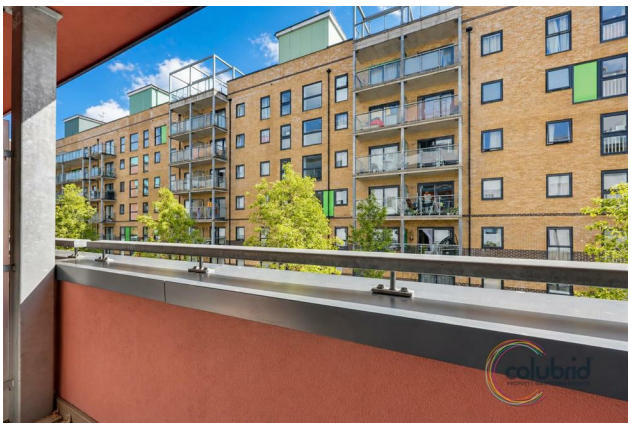
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

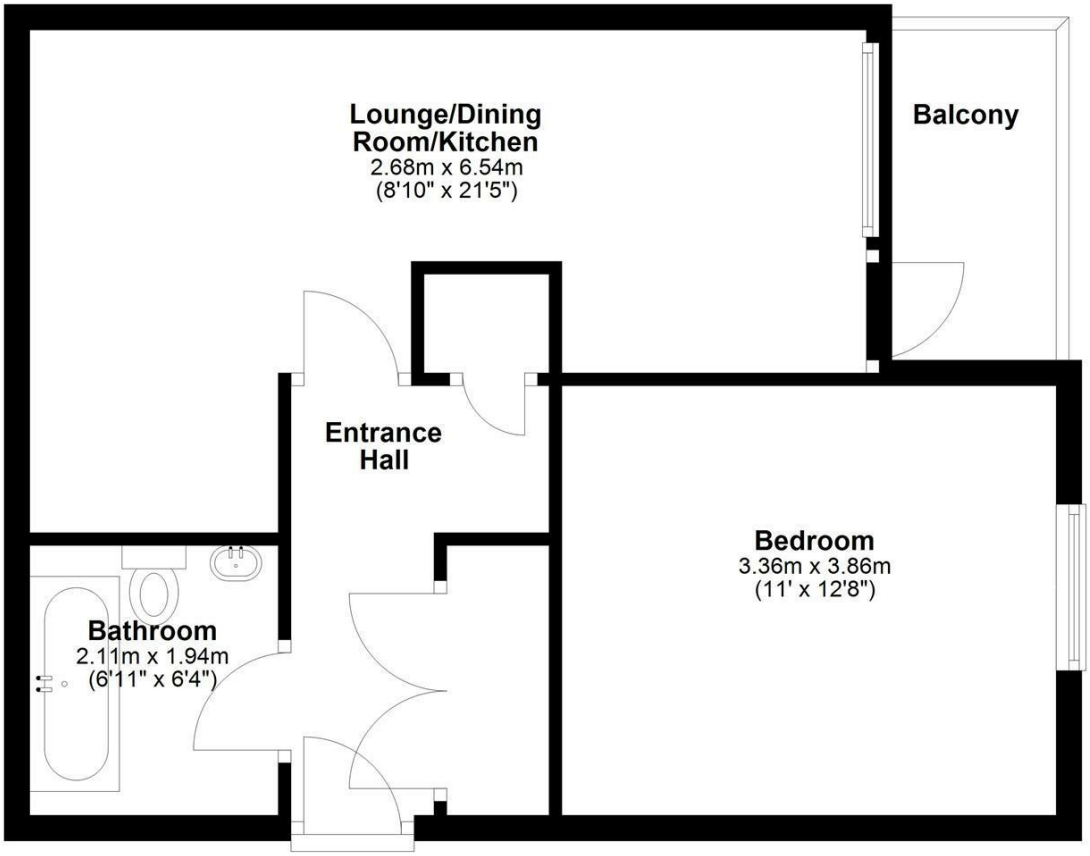
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



Third Floor



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