



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreapp 10/2023



Mercury Gardens, Romford

£245,000

- ONE BEDROOM FIFTH FLOOR FLAT
- OVER 130 YEARS REMAINING ON LEASE
- PRIVATELY GATED COMPLEX WITH CCTV
- 24 HOUR CONCIERGE
- ALLOCATED PARKING
- COMMUNAL ROOF TERRACE GARDEN
- ON SITE RESIDENTS GYM (CURRENTLY CLOSED, BUT WILL RE-OPEN)
- LOCATED IN THE HEART OF ROMFORD TOWN CENTRE
- IDEAL FIRST TIME BUY





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs and lift to fifth floor.

Front Entrance

Via hardwood door opening into:

Hallway

Radiator, built-in double storage cupboard housing boiler, laminate flooring.

Open Plan Reception Room / Kitchen / Diner (Irregular Shape)

5.64m x 5.4m (18' 6" x 17' 9") Reception area; two radiators, laminate flooring, sliding door to rear opening to balcony, kitchen area; spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, metal splash backs, tiled flooring, dining area; radiator, laminate flooring.



Bedroom

3.6m x 3.11m (11' 10" x 10' 2") Double glazed windows to rear, radiator, laminate flooring, fitted wardrobe with sliding mirrored doors.

Bathroom

2.2m x 1.98m (7' 3" x 6' 6") Inset spotlights to ceiling, panelled bath, shower, floating WC, hand wash basin inset within base units upon a laminate surface, part tiled walls, chrome hand towel radiator, tiled flooring.

Balcony

Approximately 10' x 4' Fully paved.

Communal Roof Terrace Garden

Top Floor, fully paved.

Ground Floor Residents Gym

Currently closed.

EXTERIOR

Front Exterior

One allocated parking space.

