



## 1 bed apartment to buy in RM1

Mercury Gardens, Romford, ., RM1 3HG

**£145,000** Starting Bid

🛏 x1 🪑 x1 🚿 x1

Tenure

**Leasehold**

## Property features

✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This beautifully presented one bedroom apartment offers an exceptional opportunity for buyers seeking contemporary urban living in a prime commuter location.

Situated just 0.2 miles from Romford Station (Elizabeth Line), the property provides effortless access to central London and beyond, making it ideal for professionals and city commuters.

Located in the heart of Romford town centre, a wealth of shopping, dining, and entertainment options are right on your doorstep, providing ultimate convenience for daily living.

This property is perfectly suited for first-time buyers, investors, or anyone seeking a stylish and low-maintenance home in a vibrant and well-connected area. With its combination of high-quality features, excellent transport links, and town centre amenities, this apartment represents a rare opportunity to secure a sought-after address in one of East London's most desirable locations.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 135

Annual Ground Rent Amount: £180.00

Annual Service Charge Amount: £2,200.00

Price: Starting Bid £145,000

Property Type: Apartment

Parking: None

Year built: 2008

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Mercury Gardens, Romford, ., RM1 3HG

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<https://www.lmark.co.uk/> - 02085772777