



Verve Apartments, Mercury Gardens, Romford, RM1
Guide Price £240,000 - £260,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, considered an ideal first purchase and situated just a short stroll from Romford Elizabeth Line Station is this nicely presented, two bedroom first floor apartment. The property is perfectly positioned for commuters and is just a short stroll from many local amenities, major supermarkets and parks.

Upon entering the property via the secure entry video phone system, the internal accommodation commences with a welcoming hallway providing access to all areas.

Measuring 16'3 x 13'10 is the impressive open plan kitchen / dining / living room. With wooden flooring underfoot, the modern kitchen has an abundance of above and below units, ample worktops and room for essential appliances. The main living and dining area is generous in size and easily accommodates a large sofa, armchairs, dining table and is flooded with natural light via the numerous windows.

Accessed off the hallway, there are two double bedrooms with the largest enjoying fitted wardrobes.

Completing the layout is the modern family bathroom.

Further features of the home include CCTV in communal areas, part time concierge and bicycle storage. There is no parking available with this property.

According to the vendor:

Remaining Lease: 115 years

Ground Rent: £400 p.a.

Service Charge: £2,000 p.a.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- No Onward Chain
- Two Bedroom First Floor Apartment
- Ideal First Home
- Spacious Open Plan Kitchen / Reception Room
- Modern Bathroom
- 0.2 Miles From Romford Elizabeth Line Station
- Walking Distance To Romford Town Centre
- Ground Rent £400 p.a.
- Service Charge £2,000 p.a.
- 115 Years Remaining on Lease



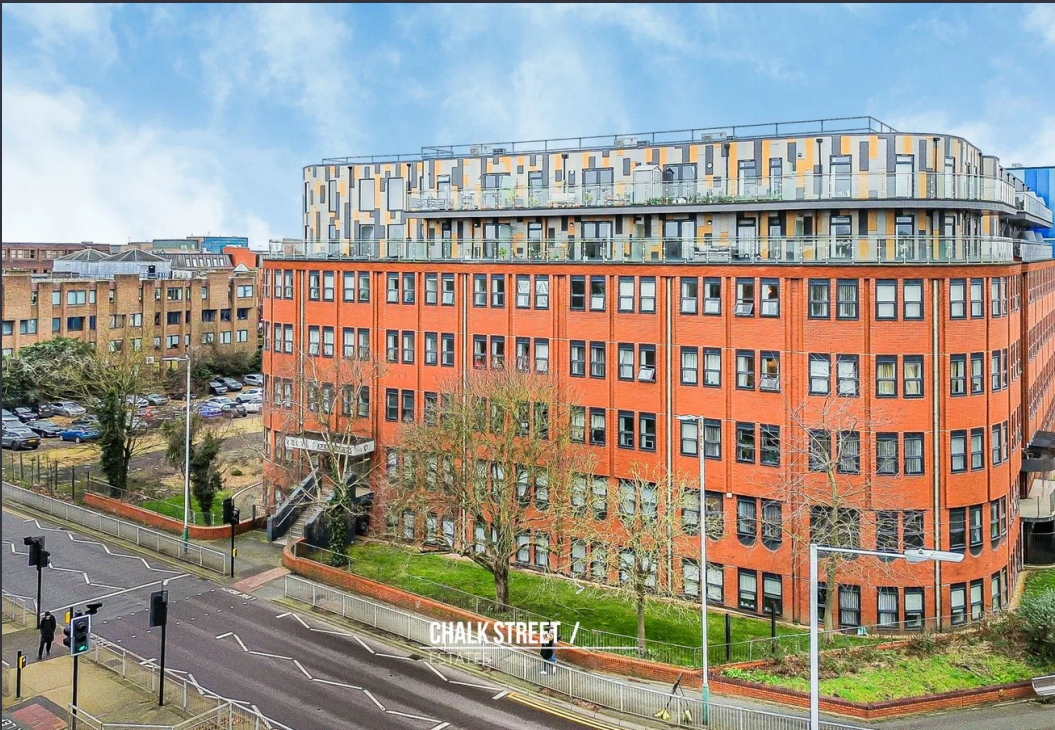


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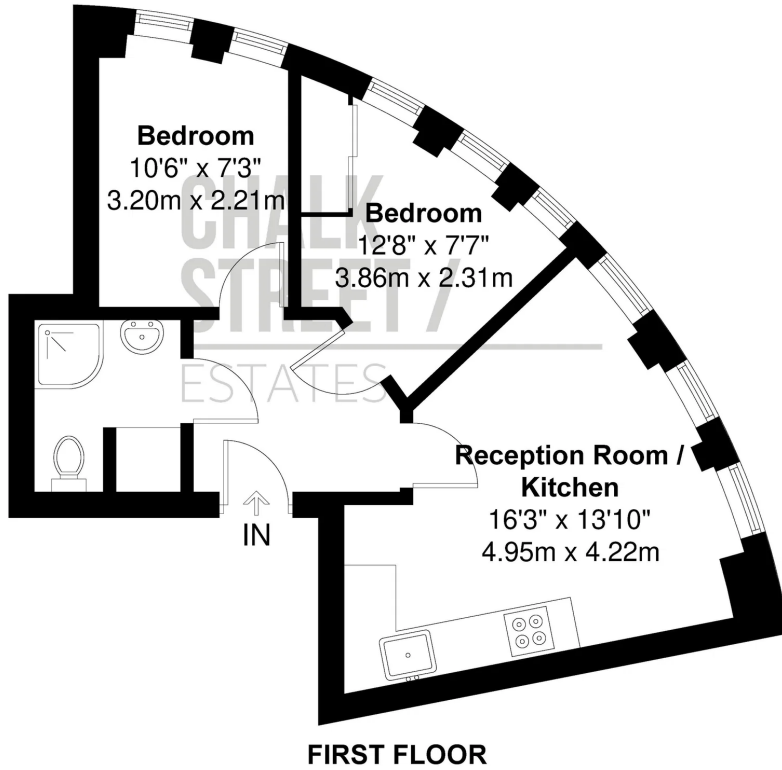
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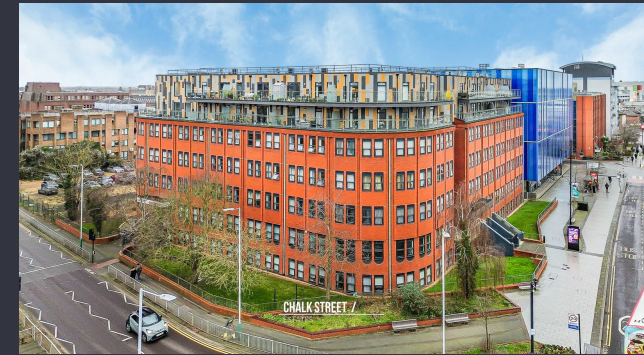


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Approximate Area = 37.8 sq m / 407 sq ft
For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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