Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

4, Watermans Junction Road, Romford, Greater London, RM1 3QZ

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Churchill
Sales & Lettings
Retirement Property Specialists

Watermans

Watermans is a two-building development and consists of 39 one and two bedroom retirement apartments.

Watermans residents enjoy living in an ideally situated location in Romford, Essex. The development itself is surrounded by mature and attractive gardens where residents can sit and enjoy the warmer weather. It also backs onto a small and quiet local park and is within close walking distance to transport links and an abundance of local amenities. The site is accessible by wheelchair. Access to site is easy. Distances: bus stop 400 yards; shops 200 yards; post office 400 yards; town centre 200 yards; GP 200 yards.

The Court Manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They are also responsible for the day to day running of the court including looking after the Health & Safety, property management and resident engagement

Regular Social activities organised by residents include coffee mornings, tea afternoons, fish and chips nights, and summer garden parties.

Watermans has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Development Manager during the day and 24 hours, 365 days a year by the Careline team. Secure door entry system to flats and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Watermans is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Watermans accepts residents over the age of 60.

Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Churchill Sales & Lettings are pleased to be marketing this lovely one bedroom ground floor apartment. The property is presented in good order and offers deceptively spacious accommodation throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private patio area with garden views, and windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4 ring electric hob, a fridge/freezer and space for a washing machine.

The Bedroom is a good-sized double room with fitted wardrobes and bedside tables. There is plenty of space for additional bedroom furniture if desired and a window keeps this room bright and airy.

The Shower Room offers a large shower with a handrail and a seat, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- One bedroom ground floor apartment
- Private patio with garden views
- Lodge manager available 5 days a week
- 24 hour Careline system for safety and security
- Close to transport links
- Owners lounge
- Lovely communal gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year Ending 31st March 2027):
£3,201.65 per annum.

Ground Rent: £25 per quarter to be paid to Estates & Management.

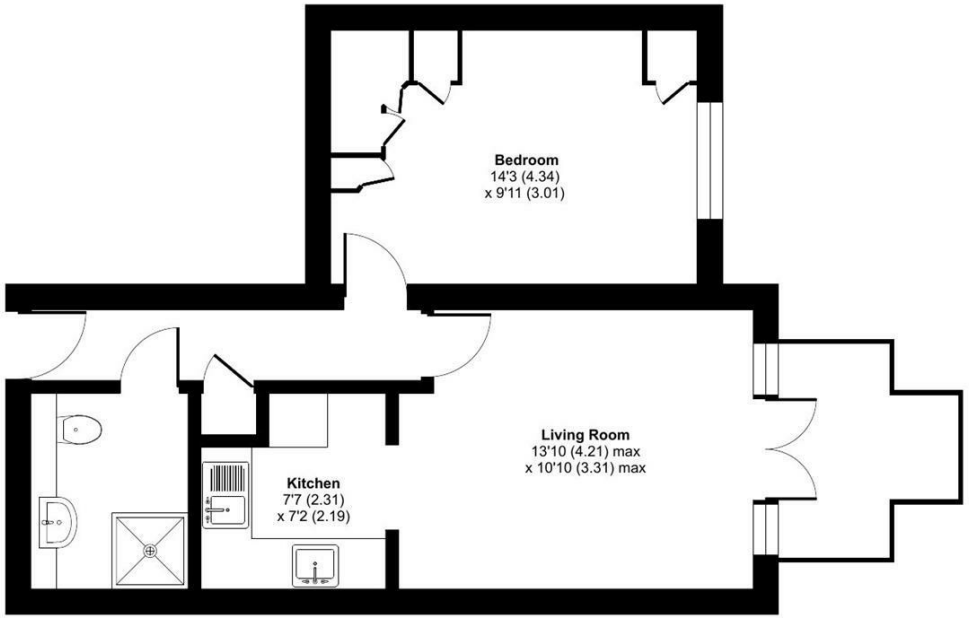
Council Tax Band B

99 year Lease commencing 1988

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, Local Housing Manager.

Approximate Area = 463 sq ft / 43 sq m
For identification only - Not to scale



EPC Rating: D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1487543

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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