

FOR SALE

£285,000 Leasehold



# 14 Mulberry Avenue, Stanwell, Staines-Upon- Thames. TW19 7SF

- Entrance Hall
- Spacious Lounge/ Diner
- Modern Kitchen
- Two Double Bedrooms
- Bathroom
- En-Suite
- Allocated Parking Space
- Council Tax Band D
- No Onward Chain
- HIGHLY RECOMMENDED





## PROPERTY DESCRIPTION

A spacious and beautifully modern ground floor apartment with French doors leading to a semi communal garden. Offered to the market with no onward chain, approximately 111year lease and up to date EICR and Gas Safety Certificates. Conveniently located close to Stanwell High Street and Ashford Hospital/ connecting bus routes. This is sure to be a popular listing. Contact our office now for more information.





## ROOM DESCRIPTIONS

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### Entrance

Approached via a wooden entrance door, laminate flooring, a built in storage cloak cupboard and airing cupboard housing megaflo boiler.

### Lounge/ Kitchen

4.65m x 4.45m (15' 3" x 14' 7") Front and side aspect double glazed windows and French doors to garden. A modern range of eye and base level units with integrated drainage sink, extractor, oven, fridge/ freezer, dishwasher and washing machine. Ample space for lounge and dining furniture.

### Bedroom One

4.46m x 2.94m (14' 8" x 9' 8") Rear aspect double glazed windows, built in wardrobe with sliding doors, carpeted flooring and wall mounted radiator. Door to;

### En-Suite

Walk in shower, low level WC and pedestal wash basin. Heated towel rail, extractor fan and tiled floor/ walls.

### Bedroom Two

3.17m x 3.09m (10' 5" x 10' 2") Side aspect double glazed windows, carpeted flooring and wall mounted radiator.

### Bathroom

Bath tub with shower attachment, low level WC, pedestal wash basin, heated towel rail, extractor fan and tiled floor/ walls.

### Tenure

We have been advised there is approximately 111 years lease remaining and await confirmation of ground rent and service charge. We recommend all information be confirmed with your solicitor prior to exchange.



