



Flat 7 Elm House Mulberry Avenue, Staines-Upon-Thames, TW19 7SF

£299,950

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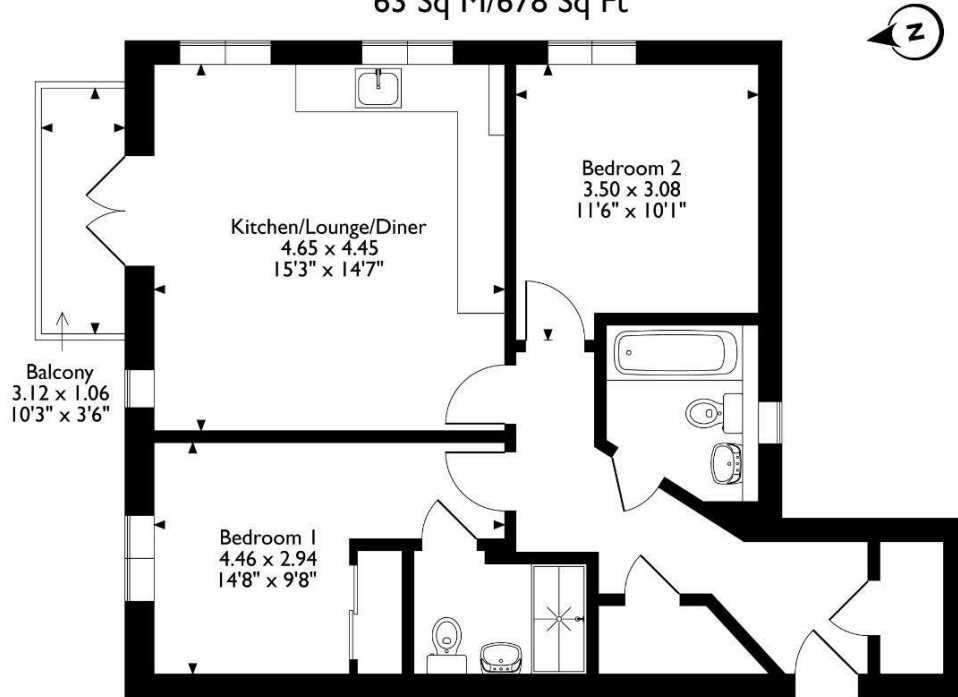
Welcome to this stunning two-bedroom, two-bathroom apartment situated in the highly sought-after Elm House on Mulberry Avenue, Stanwell. Built in 2012 and still in excellent condition, this first-floor apartment offers a bright and airy feel throughout with neutral décor, allowing the new owners to add their own personal touch. The spacious open-plan kitchen and reception area is perfect for modern living, with direct access to a private balcony offering views of the adjacent park and playing fields. The apartment features two generous double bedrooms, including a principal bedroom with an en-suite shower room and built-in wardrobe, providing comfort and convenience.

Additional highlights of this exceptional property include gas central heating, powered by a newly installed boiler, and two large storage cupboards offering ample storage space. The apartment also boasts a private balcony, perfect for enjoying the tranquil outdoor views, and comes with an allocated parking space for added convenience. Situated in one of the best positions in the block, this apartment stands out with its fantastic park views, making it a perfect choice for first-time buyers and buy-to-let investors. No Onward Chain



# Floor Plan

Elm House, Flat 7, 14, Mulberry Avenue,  
Staines-upon-Thames, Surrey  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



**First Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Features

- Stunning two-bedroom, two-bathroom apartment in the sought-after Elm House, Mulberry Avenue, Stanwell.
- Built in 2012 and in excellent condition, with neutral décor, ready for new owners to personalise.
- Spacious open-plan kitchen and reception area with direct access to a private balcony overlooking park and playing fields.
- Two double bedrooms, including a principal bedroom with en-suite shower room and built-in wardrobe.
- Features gas central heating with a newly installed boiler, plus two large storage cupboards.
- Includes a private balcony with park views and an allocated parking space, ideal for first-time buyers or investors.
- No Onward Chain

Aspen Residential Services  
77 Church Road, Ashford, Surrey, TW15 2PE  
Tel: 01784 252 202  
Email: enquiries@aspensalesandlettings.com

