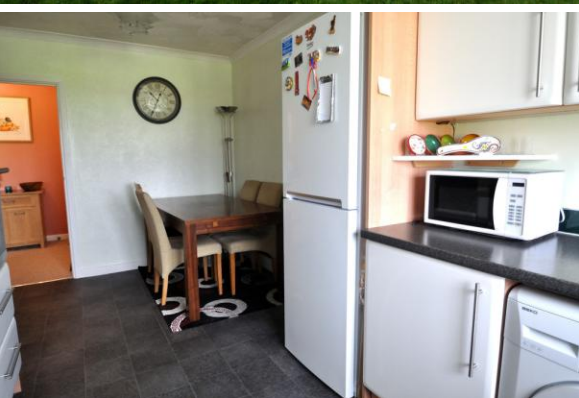




STUART THOMAS  
ESTATES



- EXCEPTIONALLY LARGE FLAT
- VIEWS OVER THE PARK
- GARAGE
- WALKING DISTANCE  
PRITTLEWELL RAILWAY STATION

Flat 9, The Mulberrys, Sutton Road, Southend On Sea , SS2 5PW

Guide Price £220,000

An amazing opportunity has arisen to purchase this exceptionally large first floor flat with amazing views over the local park. Within walking distance of Prittlewell railway station the property offers a large Lounge, well fitted kitchen/ diner two double bedrooms along with a well fitted bathroom. There is also a garage in a block. Be quick to view!



## Property Description

### HALL

Entrance into an open L shaped hallway with a large walk in storage cupboard as well as another large useful cupboard! Smooth plastered ceiling with coving. Carpet.

### LOUNGE

17' 06" x 13' 00" (5.33m x 3.96m) The lounge is a generous size and has a great sized double glazed picture window to the front overlooking the park opposite the development. Radiator. Smooth plastered ceiling with coving. Carpet.

### KITCHEN/DINER

16' 10" x 8' 08" (5.13m x 2.64m) The kitchen/diner offers ample space for a good sized dining table as well as having a good range of white eye and base level units with granite effect work surface over. One and a half bowl single drainer sink with mixer tap and electric hob with extractor fan over and a feature glass splashback. Space for fridge/freezer and plumbing for a washing machine. Integrated electric oven. Wall mounted combi boiler. Double glazed window to the front. Radiator. Vinyl tiled effect flooring.



### BEDROOM ONE

16' 08" x 8' 07" (5.08m x 2.62m) The master bedroom is an excellent size with a range of fitted wardrobes and a double glazed window to the rear. Radiator. Carpet.

### BEDROOM TWO

12' 09" x 8' 11" (3.89m x 2.72m) Another spacious double bedroom with fitted wardrobes with sliding mirrored doors. Double glazed windows to the rear. Carpet. Radiator.



#### BATHROOM

8' 09" x 5' 10" (2.67m x 1.78m) The bathroom comprises of a modern 3 piece suite with a hand wash basin set into vanity unit, close coupled WC and bath with mains rain water shower over with additional hand held attachment. Shower screen. Tiling to bath and wash basin area. Chrome heated towel rail. Extractor fan. Smooth plastered ceiling. Wood effect tiling.

#### GARAGE AND PARKING

The flat has a garage in a block with an up and over door and there is plenty of unallocated resident parking.



#### GENERAL

The vendor advises that the lease is 91 years

Annual service charge which includes building insurance £850

Ground rent £10 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.