



Elliot Heath
ESTATE AGENTS

7 Albany Mews, WARE
Offers Over **£400,000**

7 Albany Mews

WARE, Ware

Unique 2-bed ground floor split level home in sought-after riverside development. French doors to riverside garden, dining area, kitchen, & bathroom.

Allocated parking, close to amenities & station.

Council Tax band: D

Tenure: Leasehold

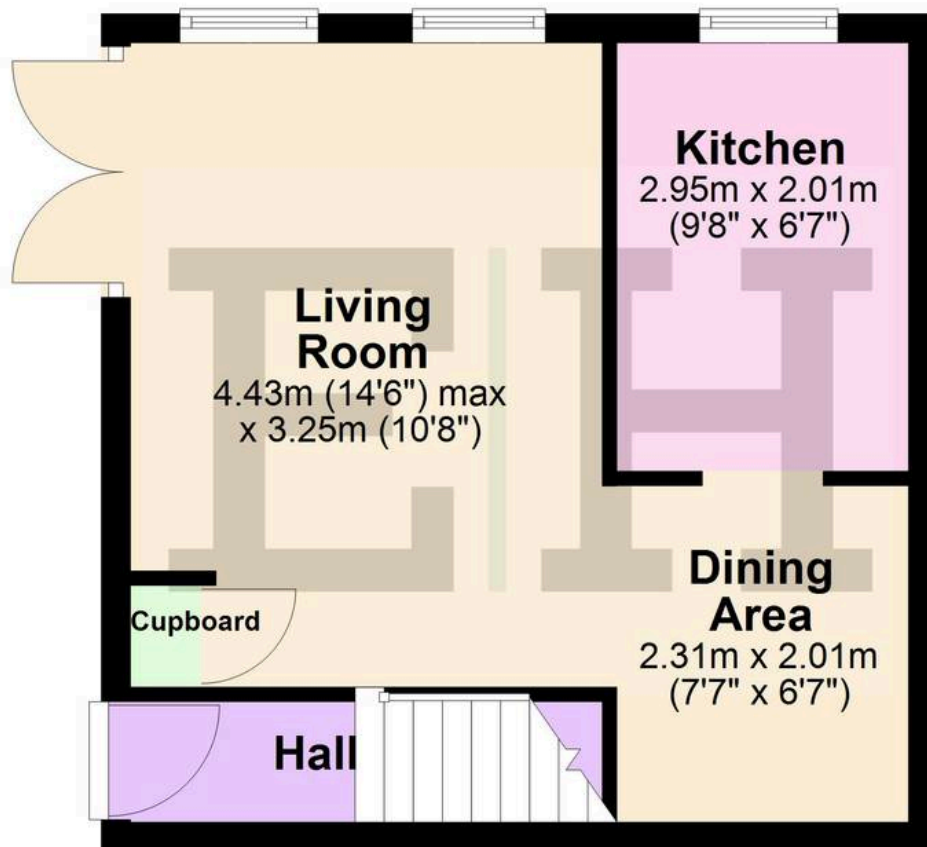
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



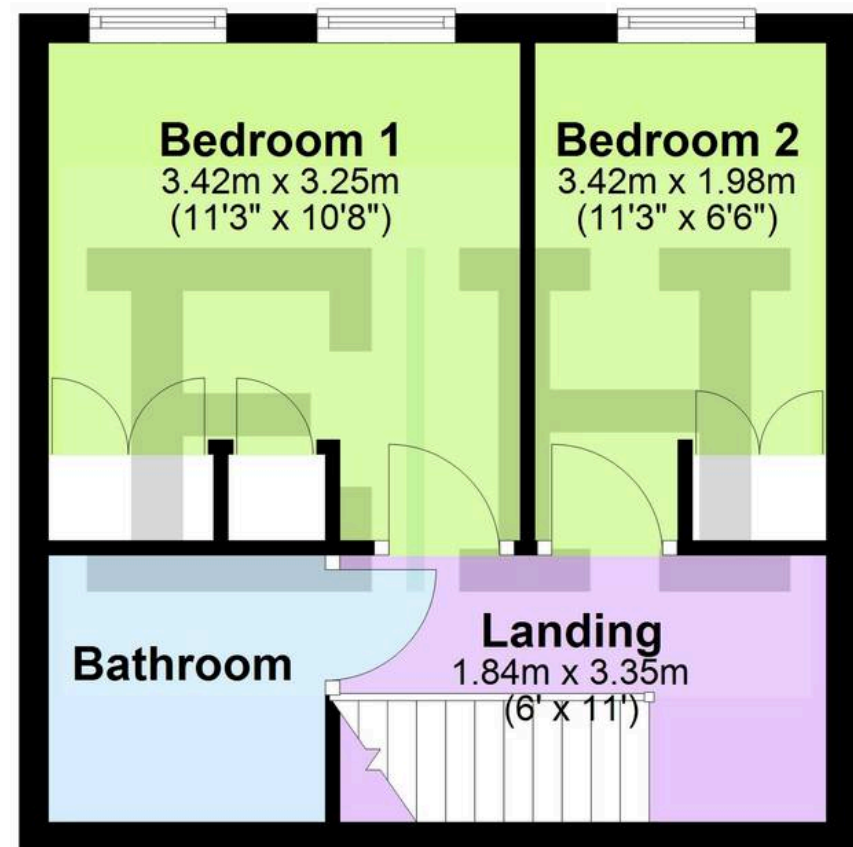
Ground Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.5 sq. feet)

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, open to:

Living Room

14' 6" x 10' 8" (4.43m x 3.25m)

With two double glazed windows and double glazed double doors onto the southerly aspect riverside communal gardens, wood effect flooring, radiator, built in storage cupboard, open to:

Dining Room

7' 7" x 6' 7" (2.31m x 2.01m)

With wood effect flooring, radiator, open to:

Kitchen

9' 8" x 6' 7" (2.95m x 2.01m)

With double glazed window overlooking the riverside communal gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for fridge/freezer, glass splash back areas, tiled flooring, radiator.

First Floor Landing

6' 0" x 11' 0" (1.84m x 3.35m)

With doors to:

Bedroom One

11' 3" x 10' 8" (3.42m x 3.25m)

With three double glazed windows overlooking the riverside communal gardens, radiator, fitted wardrobe cupboard and additional built in storage cupboard.

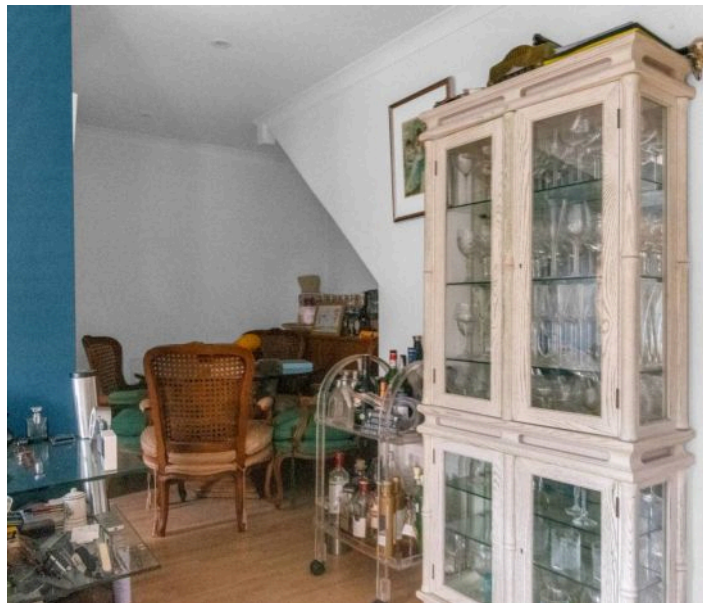
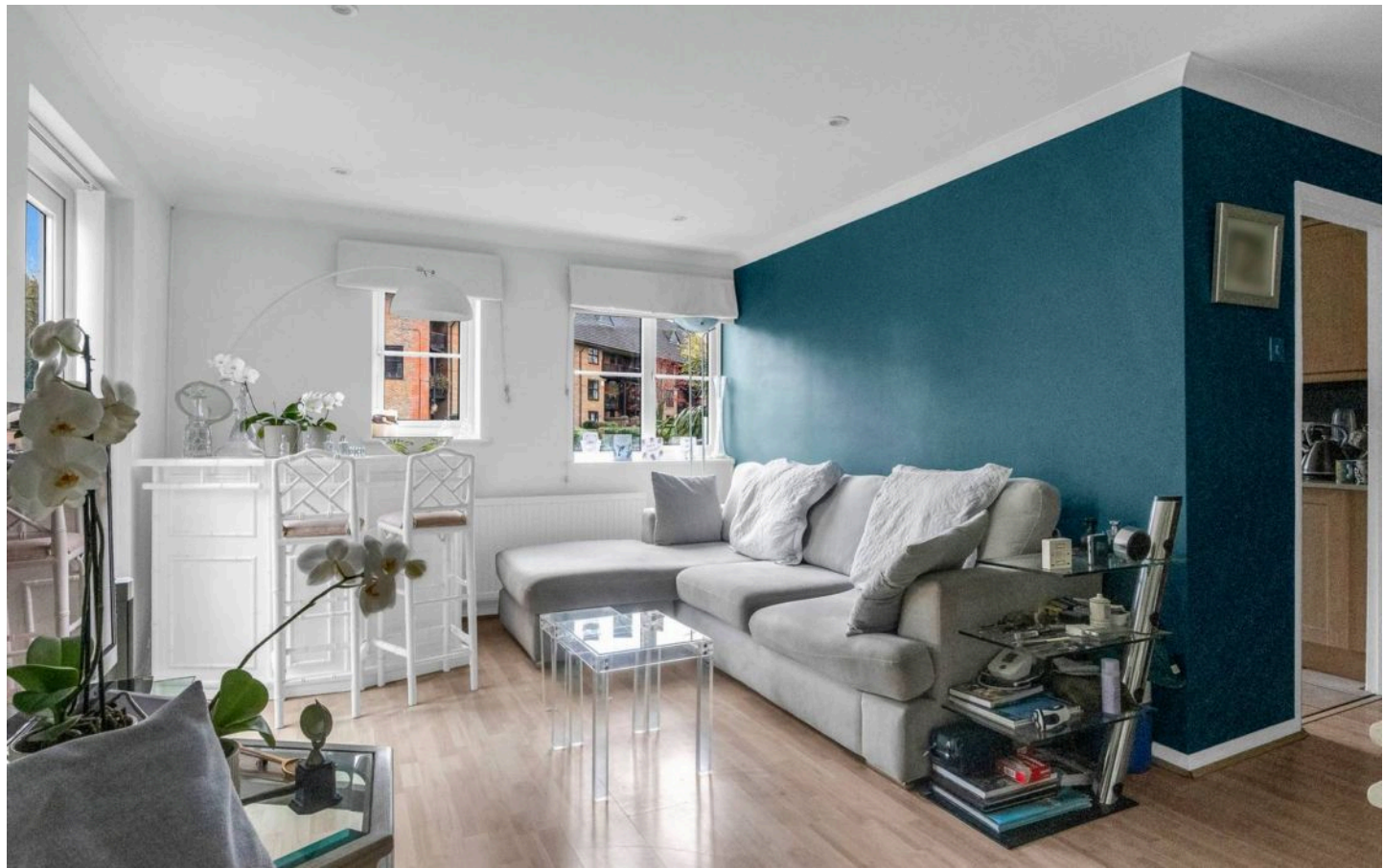
Bedroom Two

11' 3" x 6' 6" (3.42m x 1.98m)

With double glazed window over looking the riverside communal gardens, radiator, fitted wardrobe cupboard.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.





COMMUNAL GARDEN

Attractive southerly aspect riverside communal gardens accessed directly from the living room.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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