



Elliot Heath
ESTATE AGENTS

14 Albany Mews, Ware
Guide Price **£260,000**

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Ware, Ware

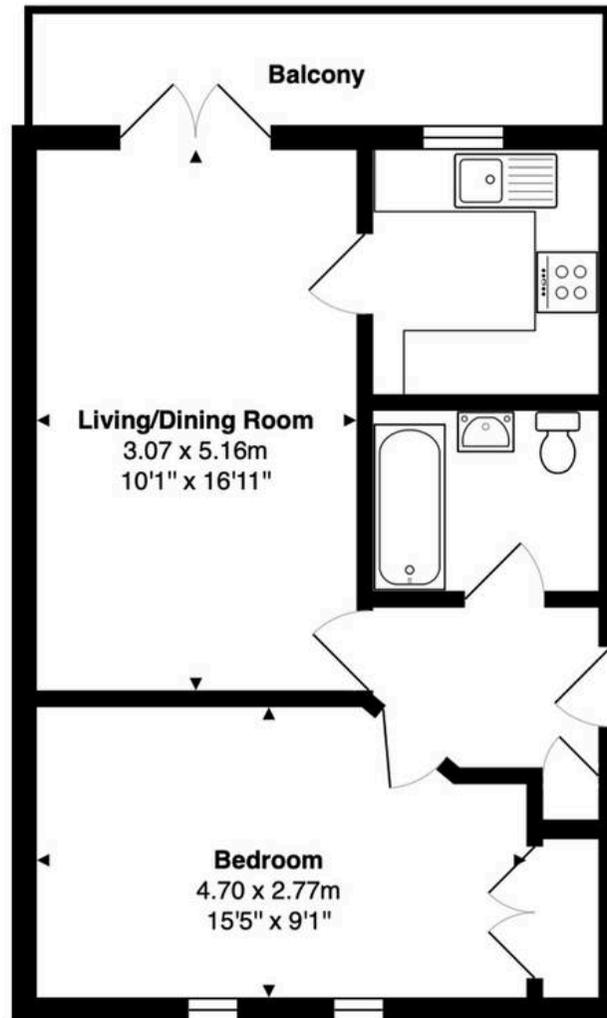
Spacious 1-bed 1st-floor riverside apartment with private balcony overlooking the River Lea, close to Ware town centre & station. Features include allocated parking, communal gardens & no chain. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





First Floor

Total Area: 43.6 m² ... 469 ft² (excluding balcony)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Entrance Hall

With secure entryphone system, stairs to all floors and private front entrance door to:

Entrance Hall

With entryphone system, radiator, built in storage cupboard, doors to:

Living/Dining Room

10' 1" x 16' 11" (3.07m x 5.16m)

With double glazed double doors opening onto the private balcony with stunning river views, radiator, door to:

Kitchen

With double glazed window overlooking the balcony. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wall mounted boiler, tiled flooring.

Bedroom

15' 5" x 9' 1" (4.70m x 2.77m)

With two double glazed windows, radiator, fitted wardrobe cupboards, panelling to one wall.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.





BALCONY

Private balcony with stunning river views.

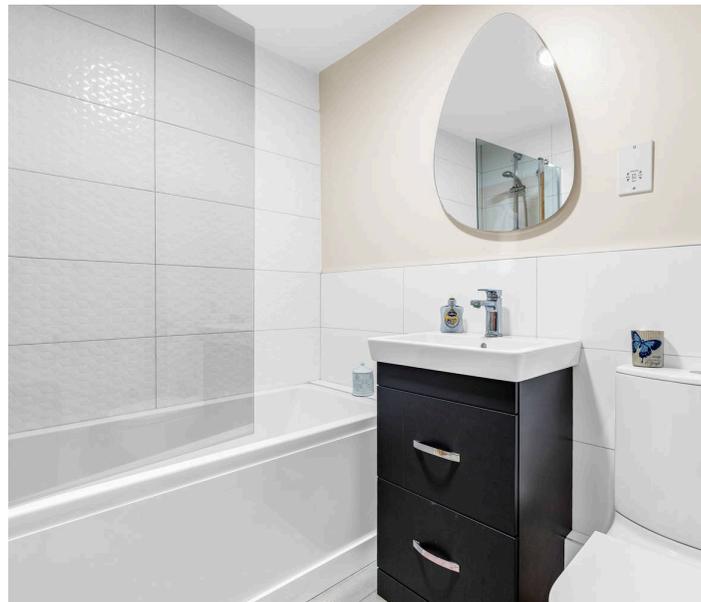
COMMUNAL GARDEN

Attractively landscaped communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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