



**Elliot Heath**  
ESTATE AGENTS

**7 Albany Mews, WARE**  
Guide Price **£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, no chain.

Council Tax band: D

Tenure: Leasehold

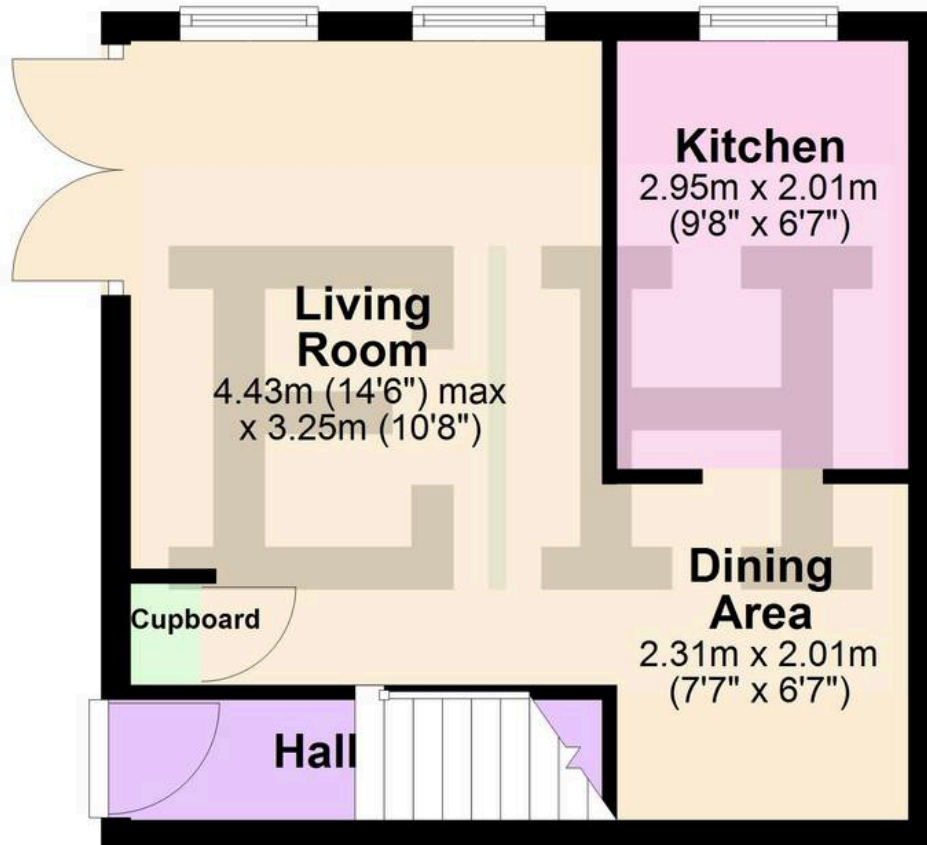
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



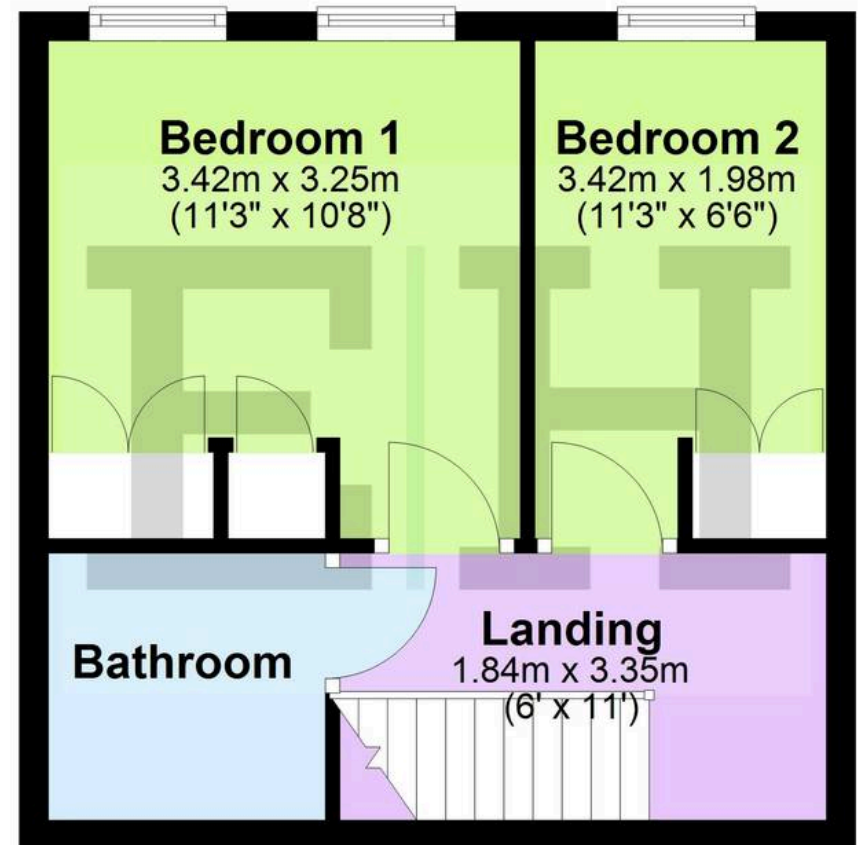
## Ground Floor

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.

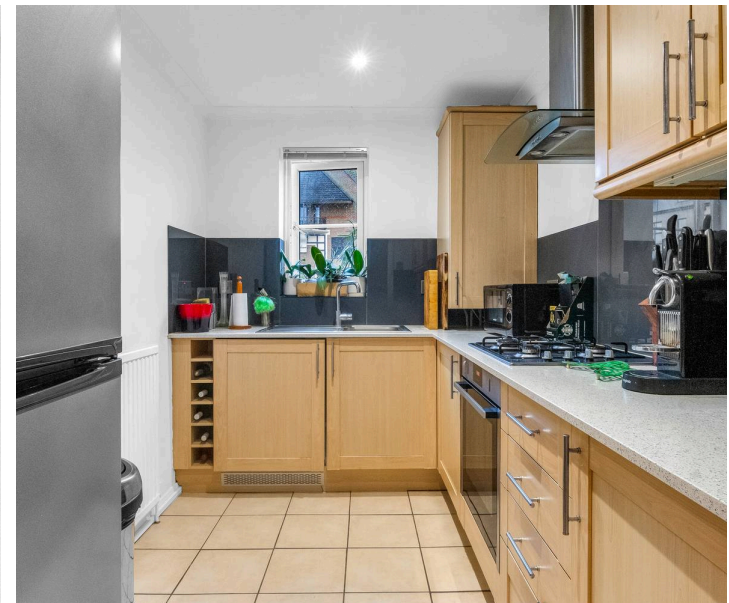
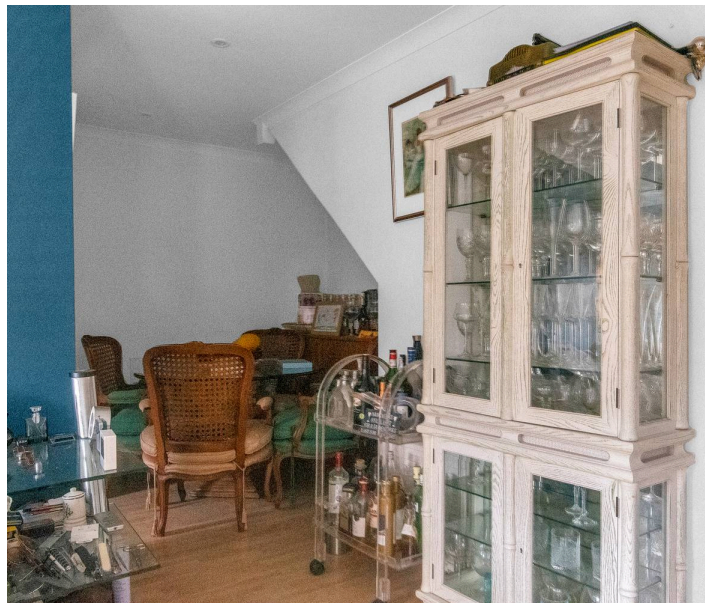
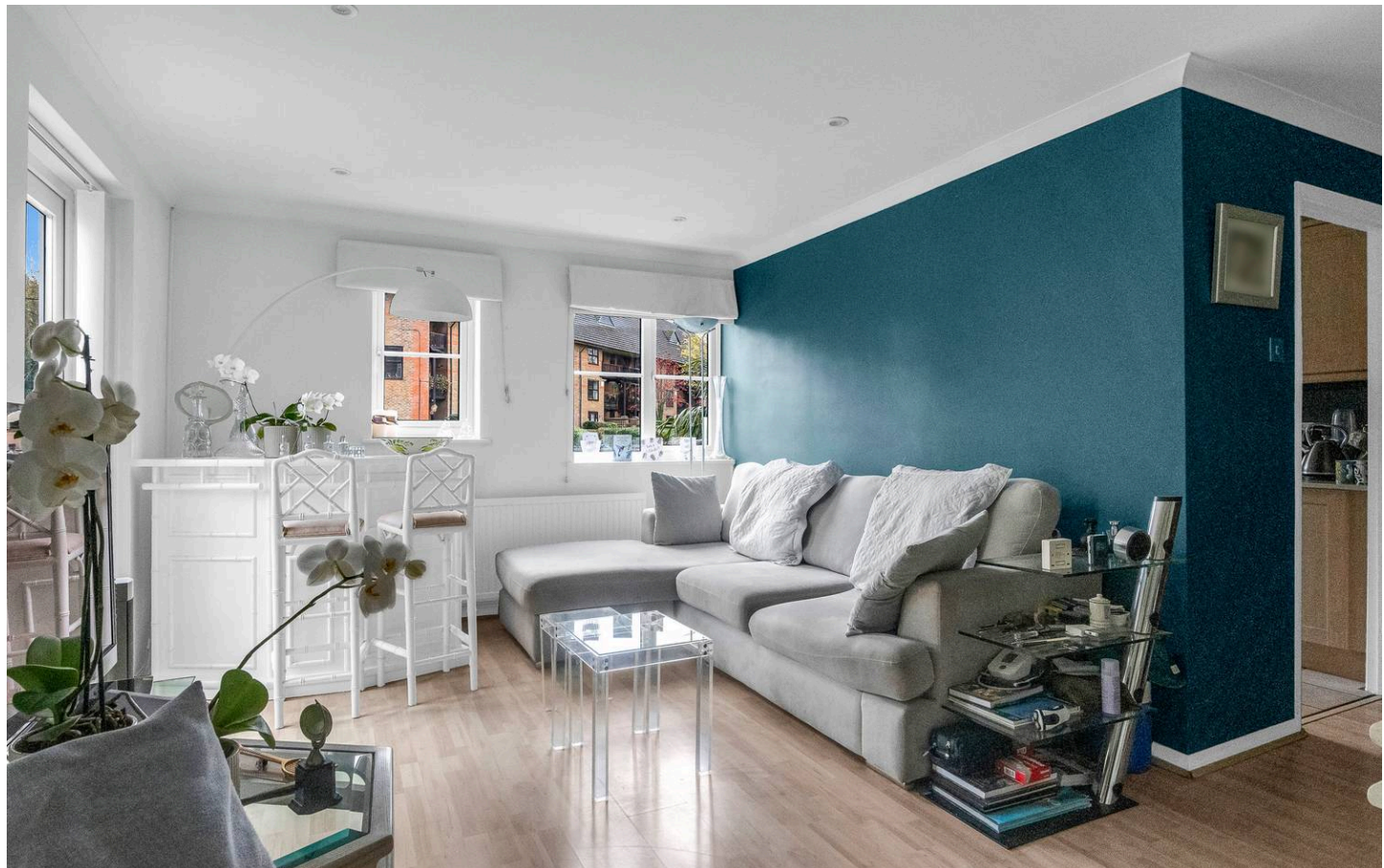
**Bedroom Two**

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

With double glazed window overlooking 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.





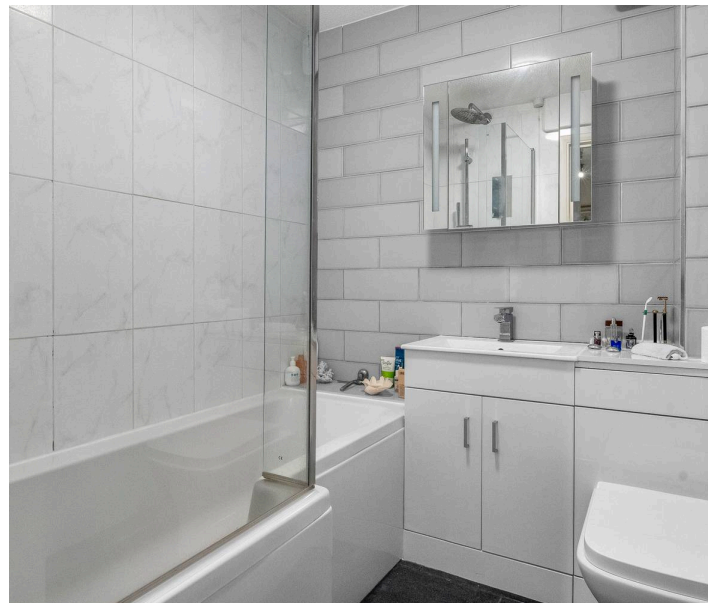
### **COMMUNAL GARDEN**

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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