



Taylor Phelps
Albany Mews, Ware SG12 7AL
Guide price £700,000
Estate Agency



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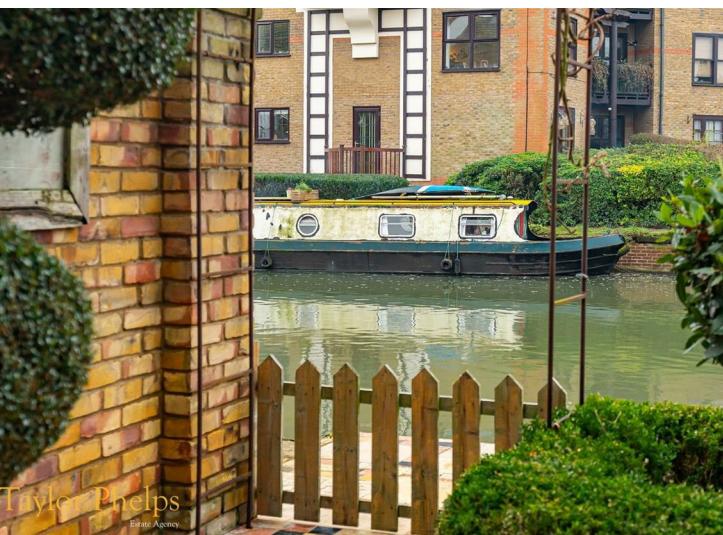


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Taylor Phelps are delighted to offer this superb four bedroom townhouse positioned directly on the River in Ware! The magnificent waterside location of this property which boasts an enviable wow factor also includes mooring and fishing rights. The spacious accommodation boasts a wonderful open plan "Schuller" family kitchen with granite worksurfaces on the ground floor leading to a beautiful landscaped courtyard garden fronting the River Lea, and a useful downstairs w/c. To the first floor there is a well presented sitting room with Juliet balcony, two further bedrooms and the family bathroom are also on this level all with underfloor heating, to the upper floor is the extremely spacious dual aspect principle bedroom with ensuite and a further fourth bedroom all again with underfloor heating. To the front is an ample driveway which leads to the double garage.

Albany Quay itself is moments from the high street amenities and train station which serves both Hertford East and London Liverpool Street.





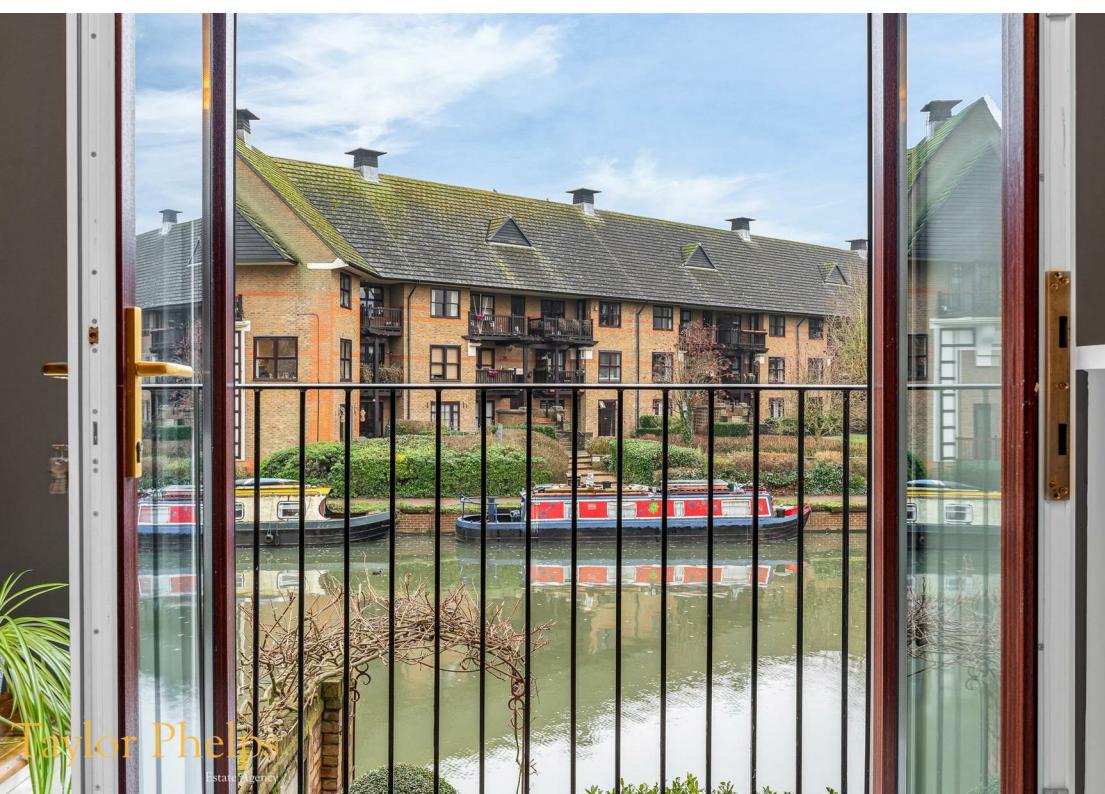
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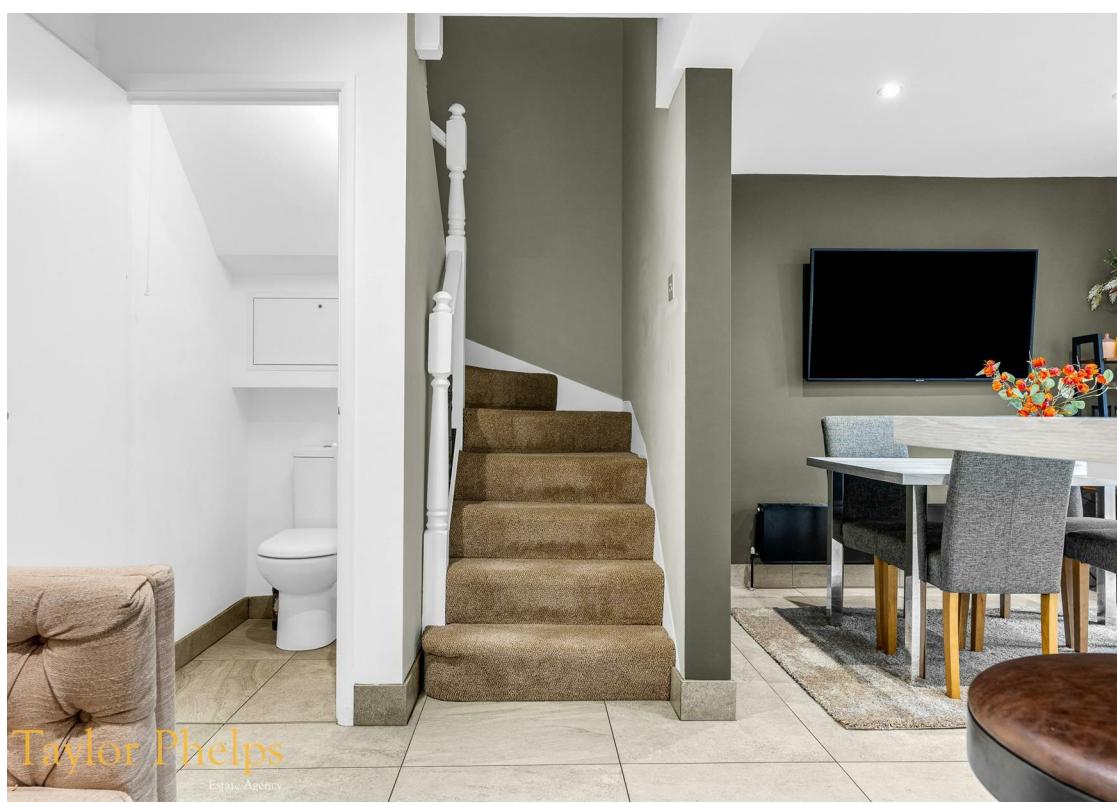
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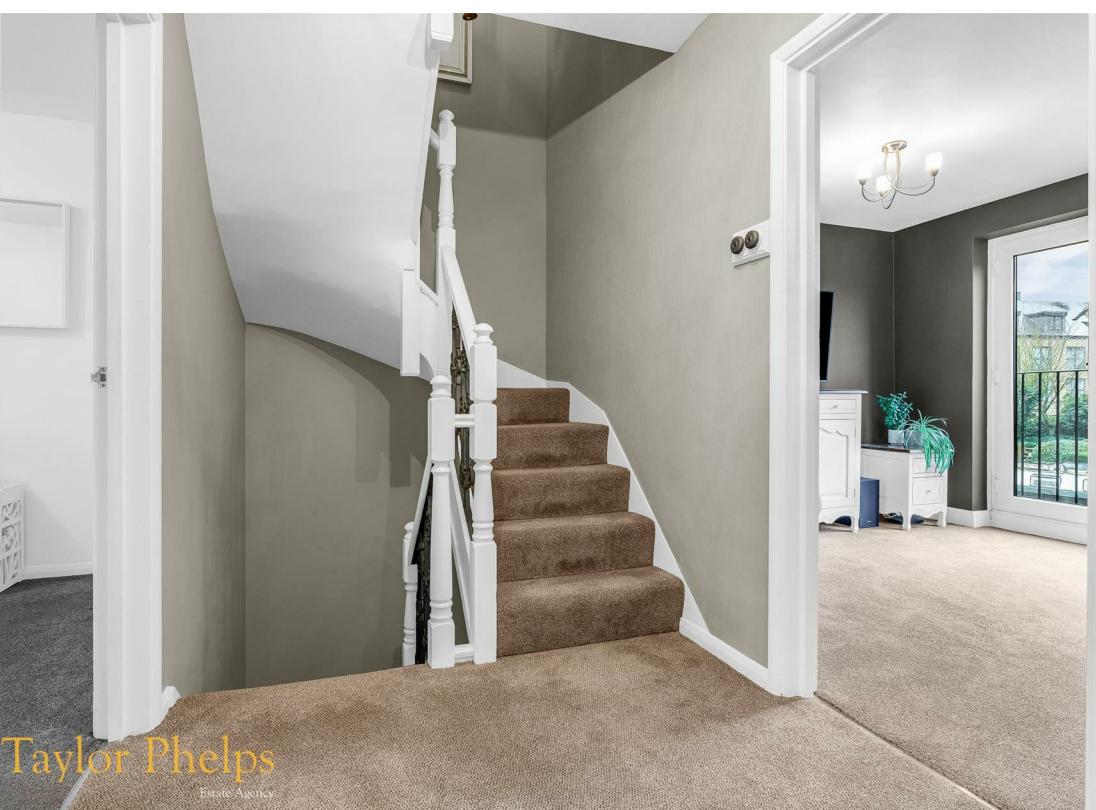
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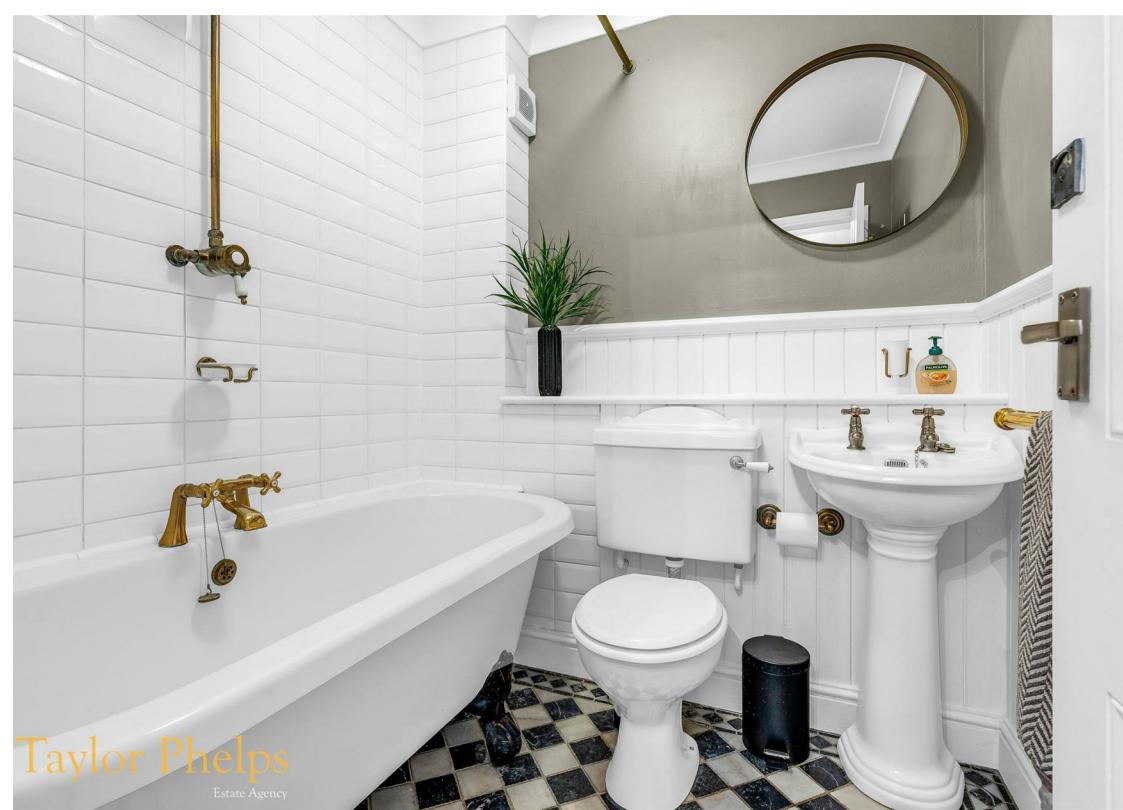
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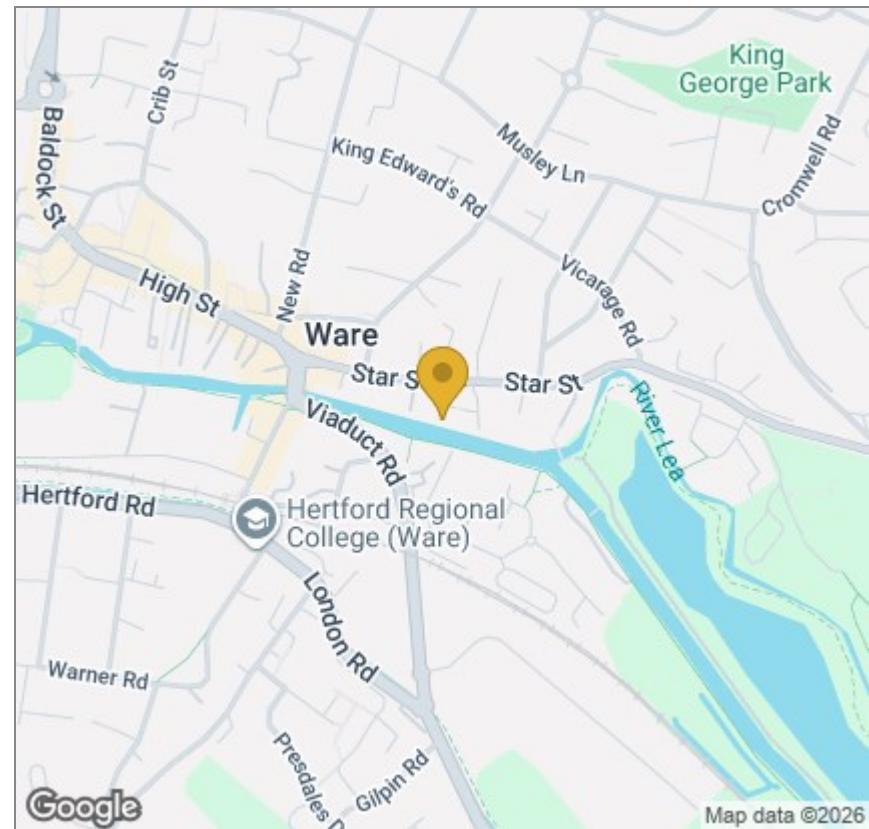


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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