

Taylor Phelps are pleased to offer this rarely available ground floor studio apartment forming part of Albany Mews in Ware! This property benefits from a long 260 year lease, a refitted kitchen and bathroom, an external garden area, its own front door and allocated parking for both residents and visitors. Albany mews is located close to the conveniences of Ware high street and the train station which serves both Hertford East and London Liverpool Street.















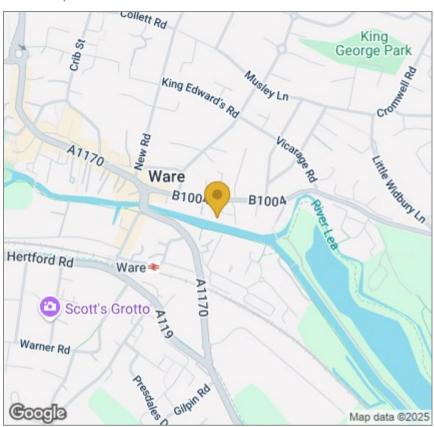




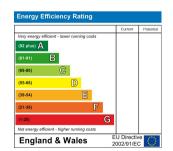
Floor Plan

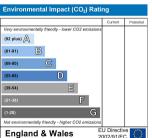
## **GROUND FLOOR** KITCHEN BATHROOM 11'0" x 5'0" 3.36m x 1.52m ENTRANCE STUDIO ROOM 18'0" x 12'0" 5.48m x 3.66m

## Area Map



## Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.







