

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

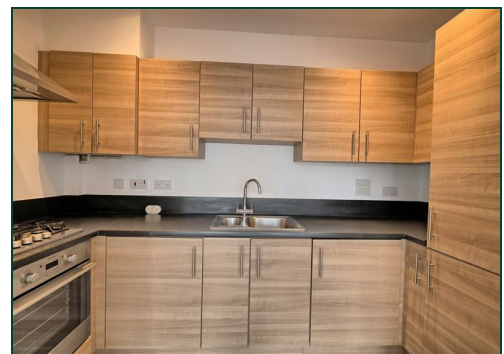
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**48 Fusion, Ware, SG12 9EJ**

**Price Guide £299,995**

JONATHAN HUNT are pleased to offer this top floor TWO DOUBLE BEDROOM apartment located within this popular RIVERSIDE DEVELOPMENT. The property offers bright and spacious accommodation with fitted Kitchen, Shower room and Ensuite. The property also benefits from gas central heating, PRIVATE SOUTH FACING BALCONY and a large loft storage space. Externally there are communal gardens and allocated parking accessed via electric gates. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 48 Fusion, Ware, SG12 9EJ

### ENTRANCE HALLWAY

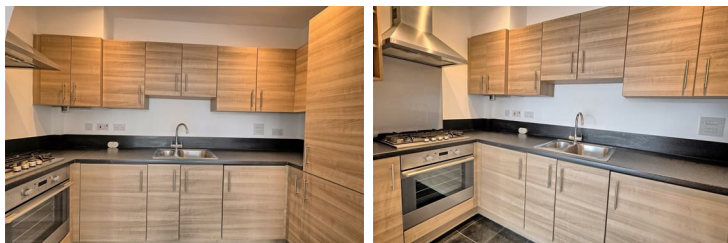
### LIVING ROOM 16'0" x 10'4" (4.88 x 3.15)



### BALCONY



### KITCHEN 10'4" x 5'1" (3.15 x 1.56)



### BEDROOM ONE 12'5" x 10'7" (3.8 x 3.23)



### ENSUITE



### BEDROOM TWO 13'1" x 7'7" (4 x 2.33)



### SHOWER ROOM





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**COMMUNAL GARDENS**



**ALLOCATED PARKING**



**LARGE LOFT SPACE**



**RIVERSIDE DEVELOPMENT**



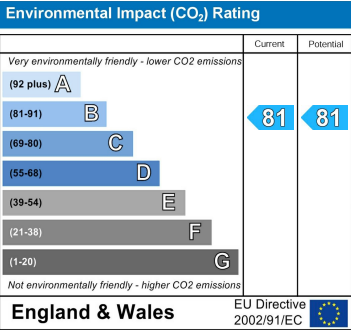
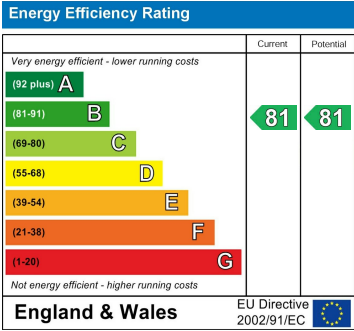
**GATED DEVELOPMENT**



**COUNCIL TAX BAND D**



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**Total area: approx. 59.7 sq. metres (643.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.