



£325,000

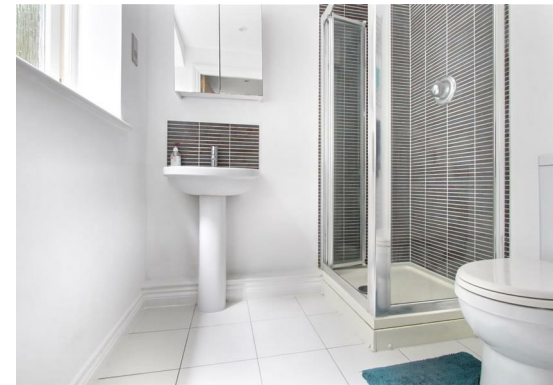
*Fusion Court, Ware*

## **Fusion Court, Ware, SG12 9EJ**

*Keith Ian are delighted to offer this two bedroom ground floor apartment located on a riverside development within close proximity of Ware mainline station and Town Centre. The property benefits from two double bedrooms, en-suite shower room and refitted bathroom, large open plan living area with kitchen and a balcony with separate side access. Other benefits include secure gated parking and secure direct access onto the river.*

*Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.*

*The mainline station is located approximately 0.1 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.*





***Accommodation Comprises:***

***Entrance Hall***

***Open Plan Lounge/Kitchen/Diner***  
*23'1 x 15' max points*

***Bedroom One***  
*10'3 x 9'6*

***En-Suite Shower Room***

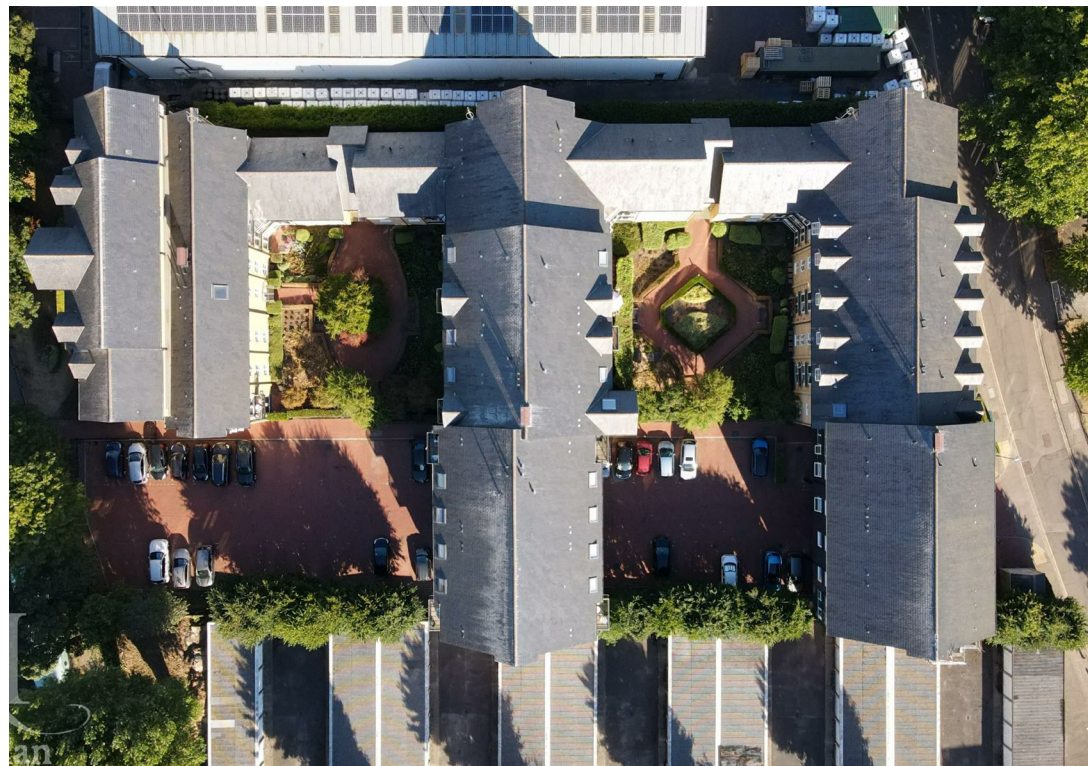
***Bedroom Two***  
*9'7 x 9'5*

***Family Bathroom***

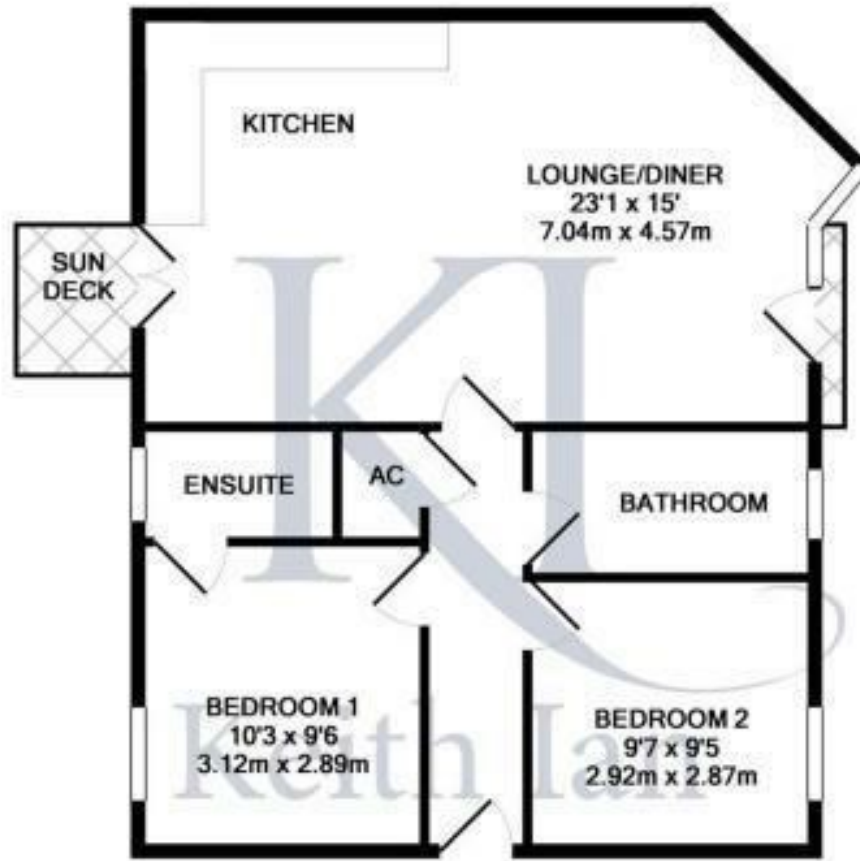
***Balcony***

***Allocated Parking***

***what3words***  
*///boxer.advice.nights*



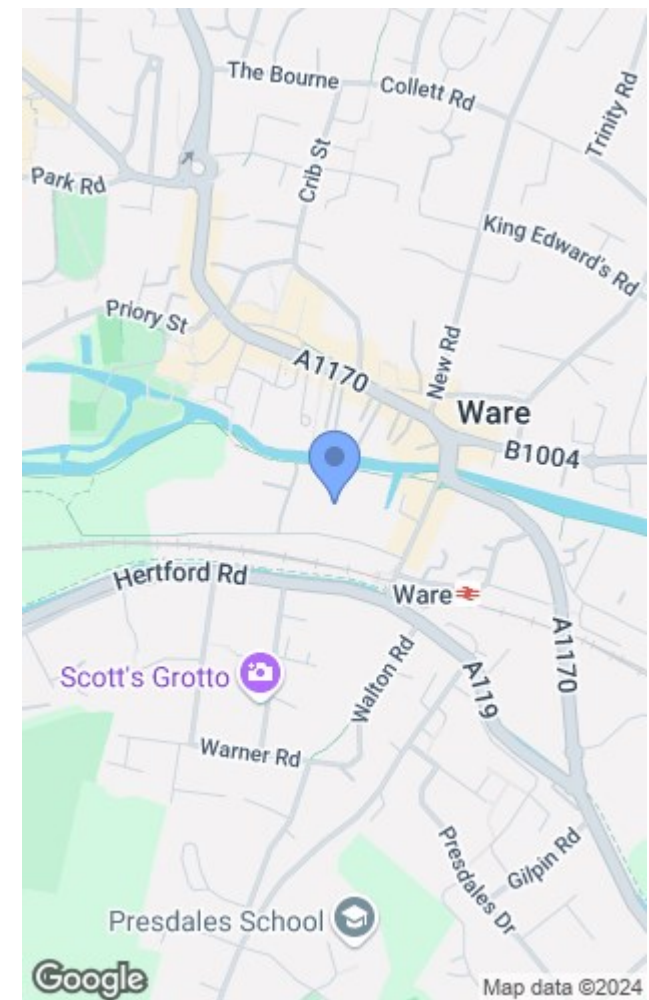




TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		77	84
EU Directive 2002/91/EC			

T: 01920 463131  
 ware@keithian.com  
 www.keithian.com



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 Managing Director Ian F. Robertson  
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