



Fusion Court Broadmeads, Ware

£290,000 Leasehold

Riverside Gated Development • Juliette Balcony • Open-Plan Lounge/Diner • Modern Kitchen with Breakfast Bar
• Built in Wardrobes • Gas Central Heating • Allocated Parking • Top Floor Apartment



Accommodation Comprises:

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Hallway

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Lounge/Diner

10' 5" x 16' 4" (3.17m x 4.98m)

Kitchen

6' 8" x 13' 8" (2.04m x 4.17m)

Bedroom One

9' 11" x 12' 3" (3.02m x 3.73m)

Bedroom Two

8' 10" x 12' 3" (2.69m x 3.73m)

Bathroom

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Keith Ian are pleased to offer this beautifully appointed two-bedroom top-floor apartment, perfectly positioned in a prime river-side location. This contemporary property features a bright and airy open plan living and dining area, where large windows and Juliette balcony access fill the space with natural light and offer delightful views of the surrounding greenery. The modern kitchen is equipped with sleek units, an integrated appliances, and a convenient breakfast bar, complemented by stylish pendant lighting – ideal for both every-day living and entertaining guests. The property comprises two generously sized bedrooms, each benefitting from ample natural light and large mirrored wardrobes that enhances the sense of space and practicality. The elegant bathroom is finished to a high standard offering modern fittings and a heated towel rail for added comfort. Residents can enjoy a tranquil courtyard gardens, perfect for relaxing outdoors, while allocated parking ensures convenience for residents. The property further benefits from gas central heating and direct gated access to the River Lea,

This apartment is set within a peaceful community that enjoys direct access to scenic canal views and is surrounded by lush natural spaces, offering a unique retreat within the city. The area is renowned for its friendly neighbourhood atmosphere, a vibrant local scene, and easy access to transport links, making commuting effortless. With a welcoming community spirit and the charm of local businesses and events nearby, this property offers the perfect blend of tranquillity and convenience. Early viewing recommended.

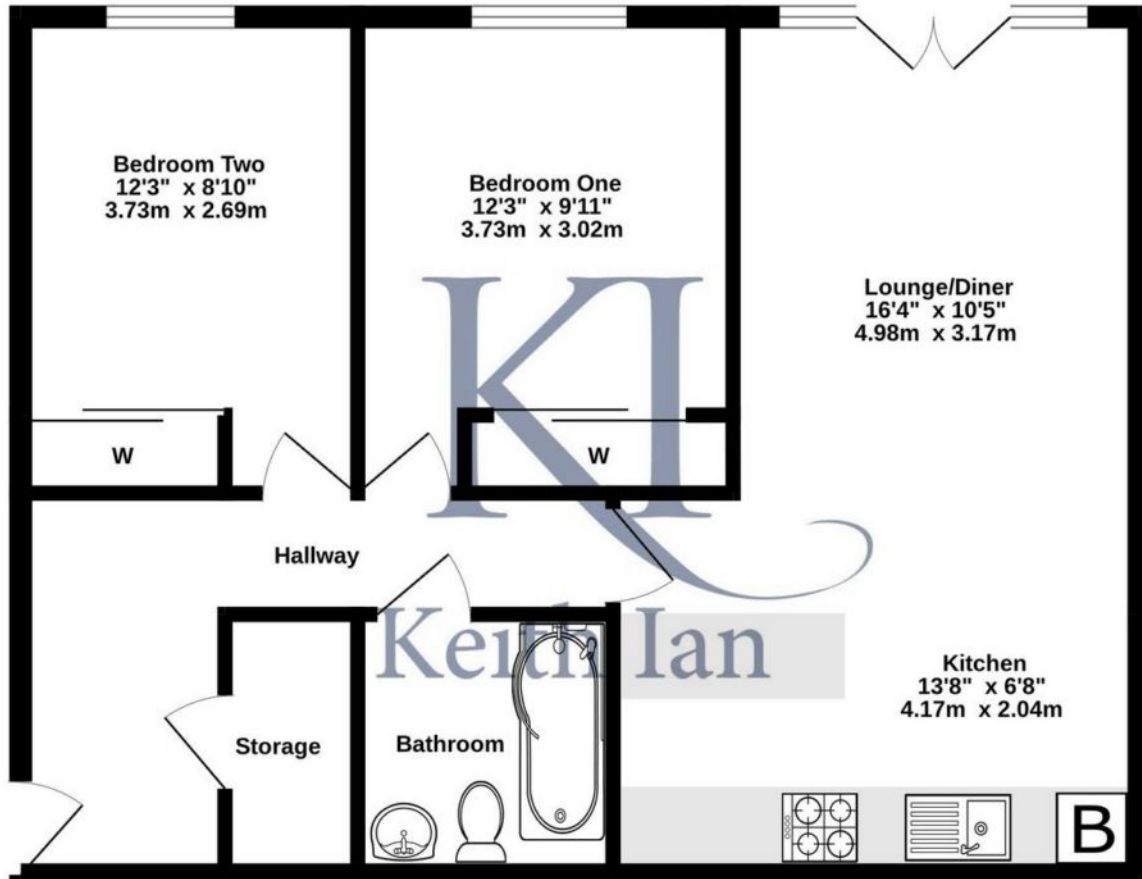
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Third/Top Floor
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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