



Elliot Heath
ESTATE AGENTS

85 Fusion Court Broadmeads, Ware

Guide Price **£294,000**

85 Fusion Court Broadmeads

Ware, Ware

Extended lease over 200 years & peppercorn ground rent! Stylish two-bed top floor apartment in a gated riverside development, just a short walk from Ware's station and High Street.

Council Tax band: D

Tenure: Leasehold

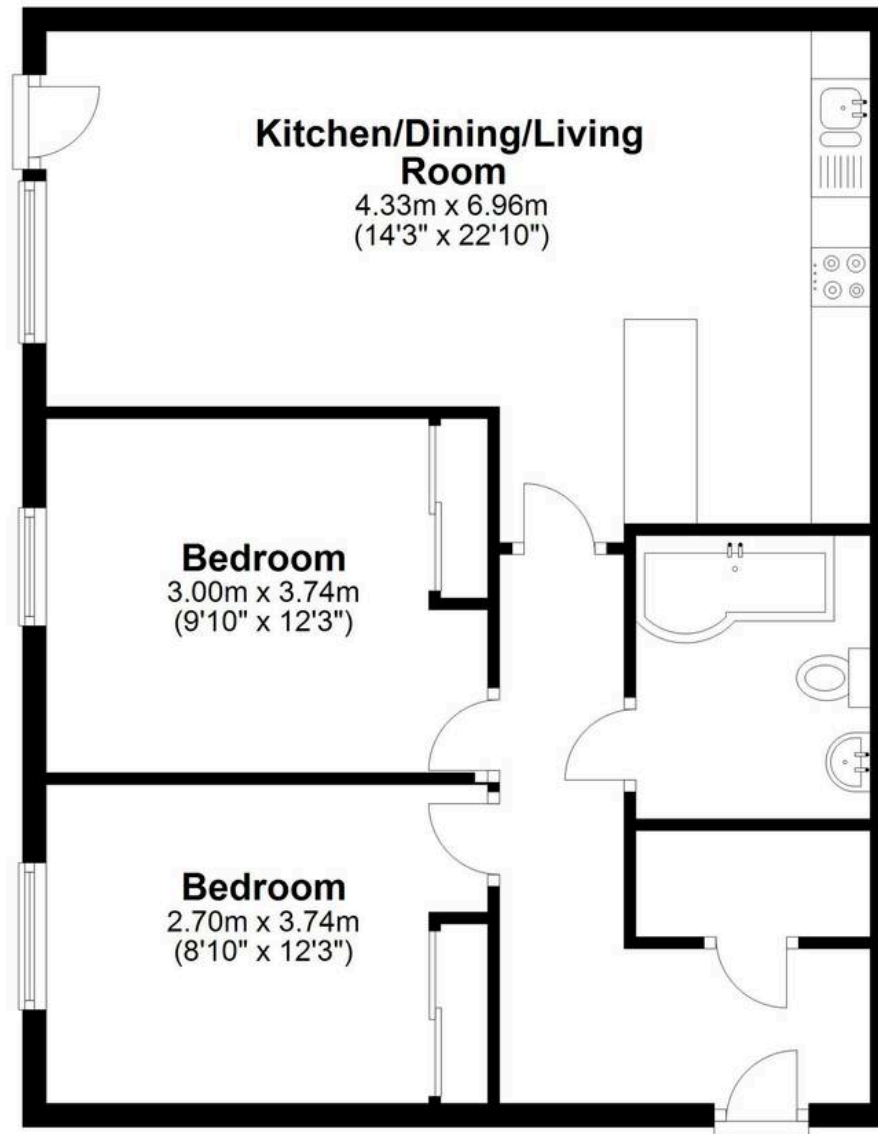
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Second Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Hallway

With video entryphone system with individual flat dial. well maintained contemporary hallway with lift access to all floors. Private front entrance door to:

Entrance Hall

With large built in storage cupboard, radiator, wood effect flooring, entryphone system, doors to:

Kitchen/Dining/Living Room

Dining/Living Room

With double glazed window and door opening onto the Juliet balcony, radiator, wood effect flooring, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, integrated appliances, tiled flooring.

Bedroom One

9' 10" x 12' 3" (3.00m x 3.74m)

With double glazed window, radiator, fitted wardrobe cupboard with sliding doors, wood effect flooring.

Bedroom Two

8' 10" x 12' 3" (2.70m x 3.74m)

With double glazed window, radiator, fitted wardrobe cupboard with sliding doors, wood effect flooring.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





COMMUNAL GARDEN

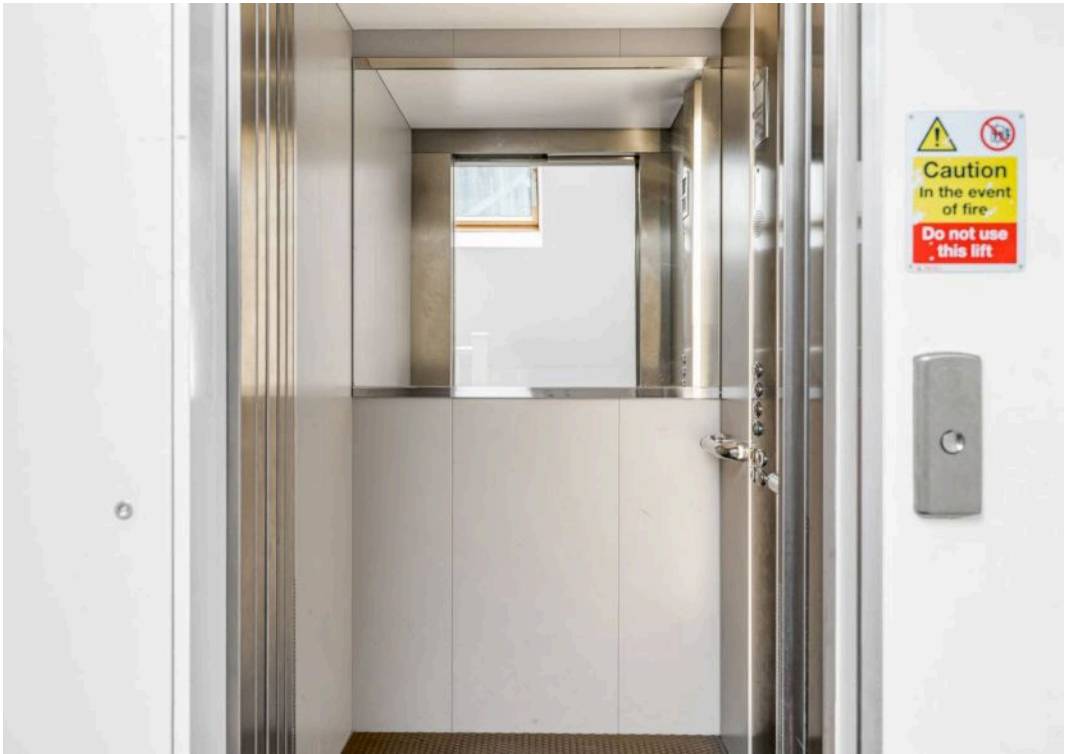
Neatly kept gardens that directly front the river lea.
The development has secure entry barriers.

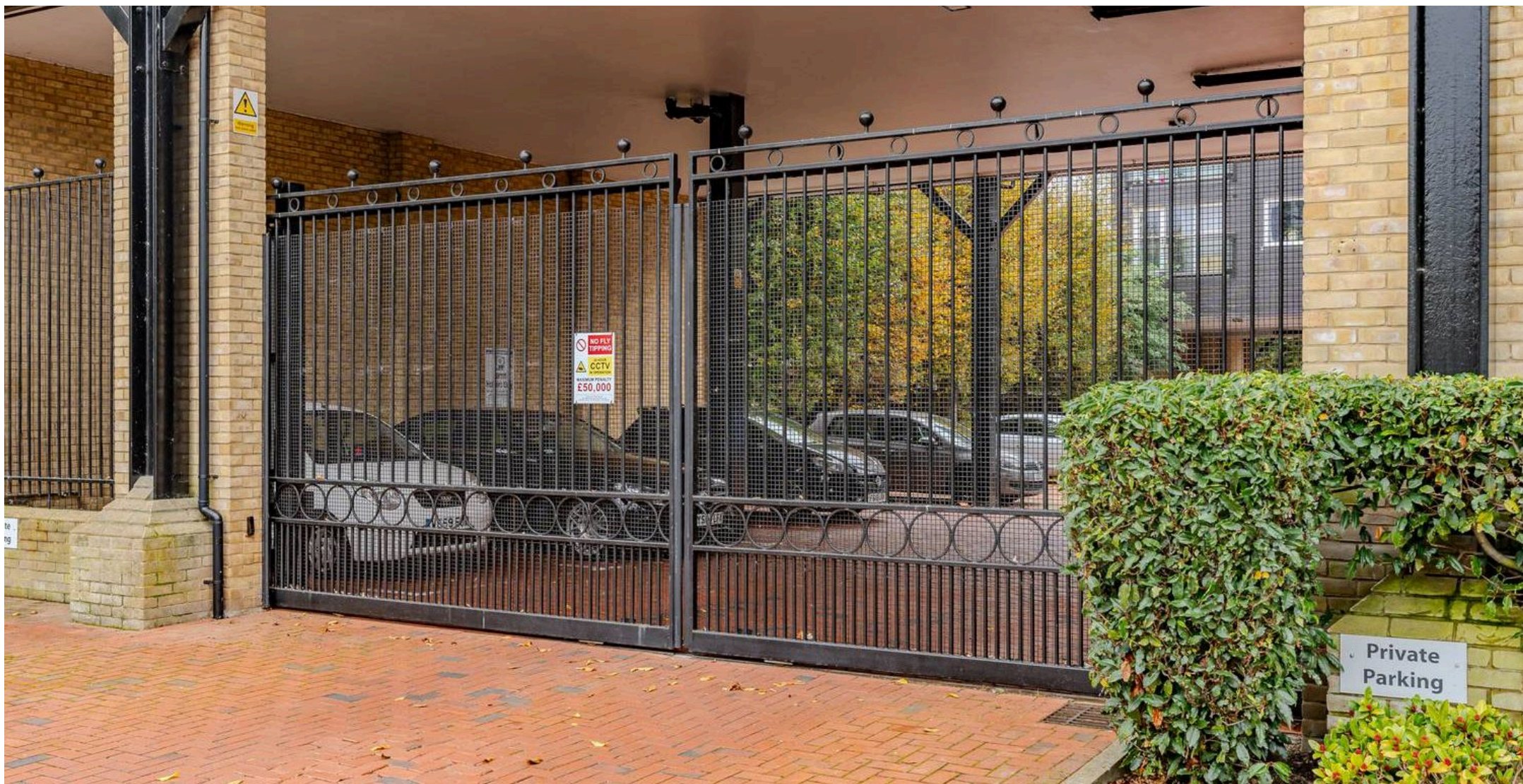
SECURE GATED

1 Parking Space

One allocated parking space.







Elliot Heath Estate Agents

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