



Elliot Heath
ESTATE AGENTS

55 Fusion Court Broadmeads, Ware

Guide Price £300,000

55 Fusion Court Broadmeads

Ware, Ware

Spacious 2 bed apt in private gated riverside dev. Minutes walk to Ware's station & high street. Large reception, private balconies, 2 double beds, luxury bath. Residents parking. Call 01920 293333. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Fusion Court, SG12

Approximate Area = 67.63 sq m / 728 sq ft

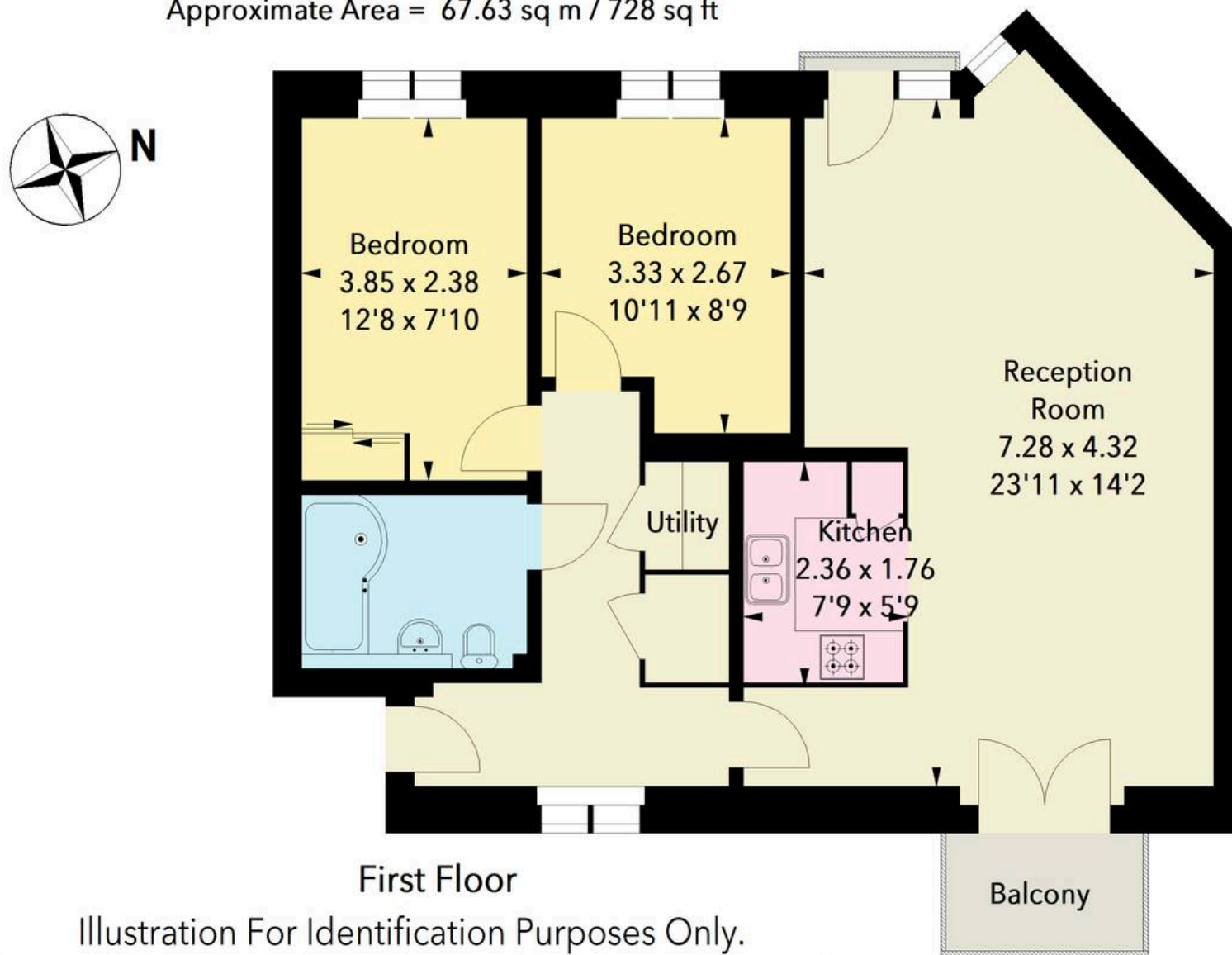


Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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Communal Entrance Hall

Video entryphone system with individual flat dial. Well maintained, contemporary hallway with lift access to all floors.

Entrance Hall

With double glazed window to front aspect, built in storage cupboard and utility cupboard, radiator, entryphone system, doors to:

Reception Room

23' 11" x 14' 2" (7.29m x 4.32m)

Dual aspect room with private balcony to front aspect and Juliet balcony to rear aspect, two radiators, open to:

Kitchen

7' 9" x 5' 9" (2.36m x 1.75m)

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

12' 8" x 7' 10" (3.86m x 2.39m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding mirrored doors.

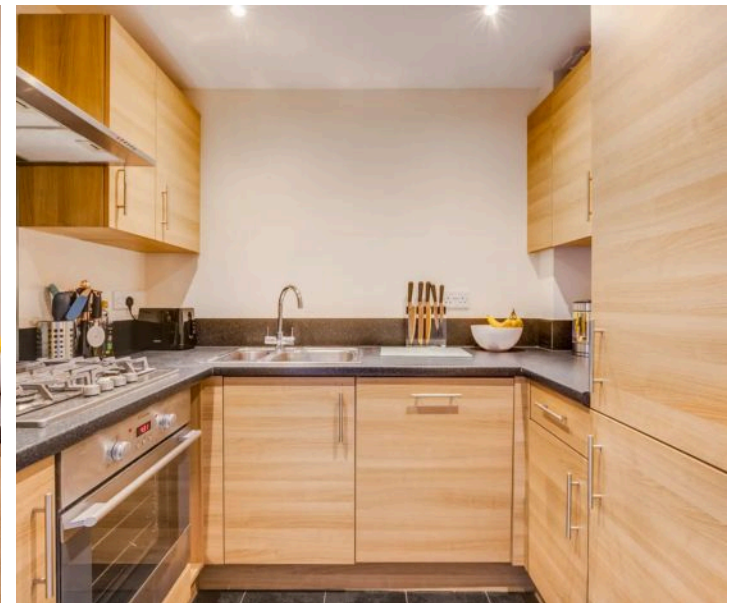
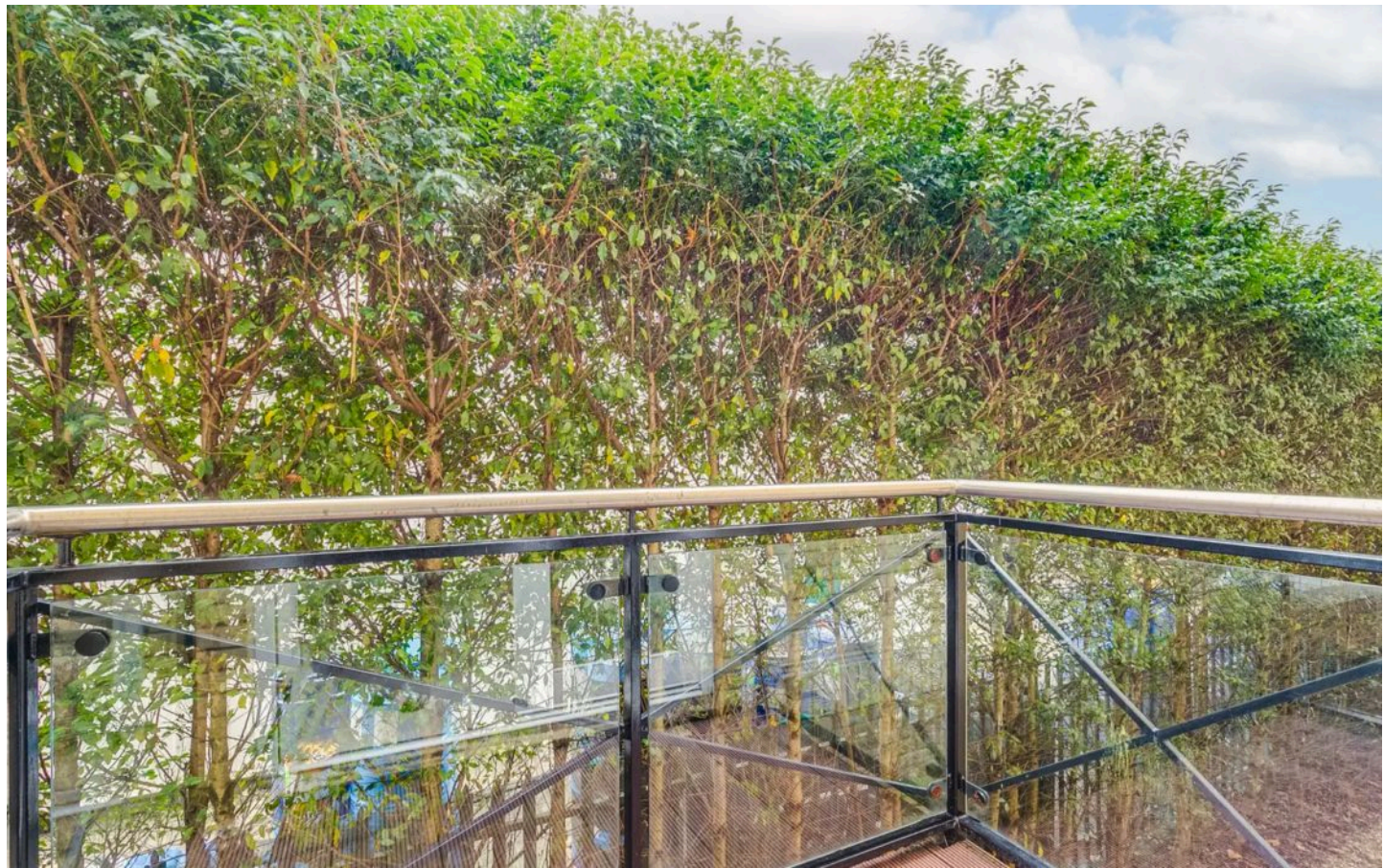
Bedroom Two

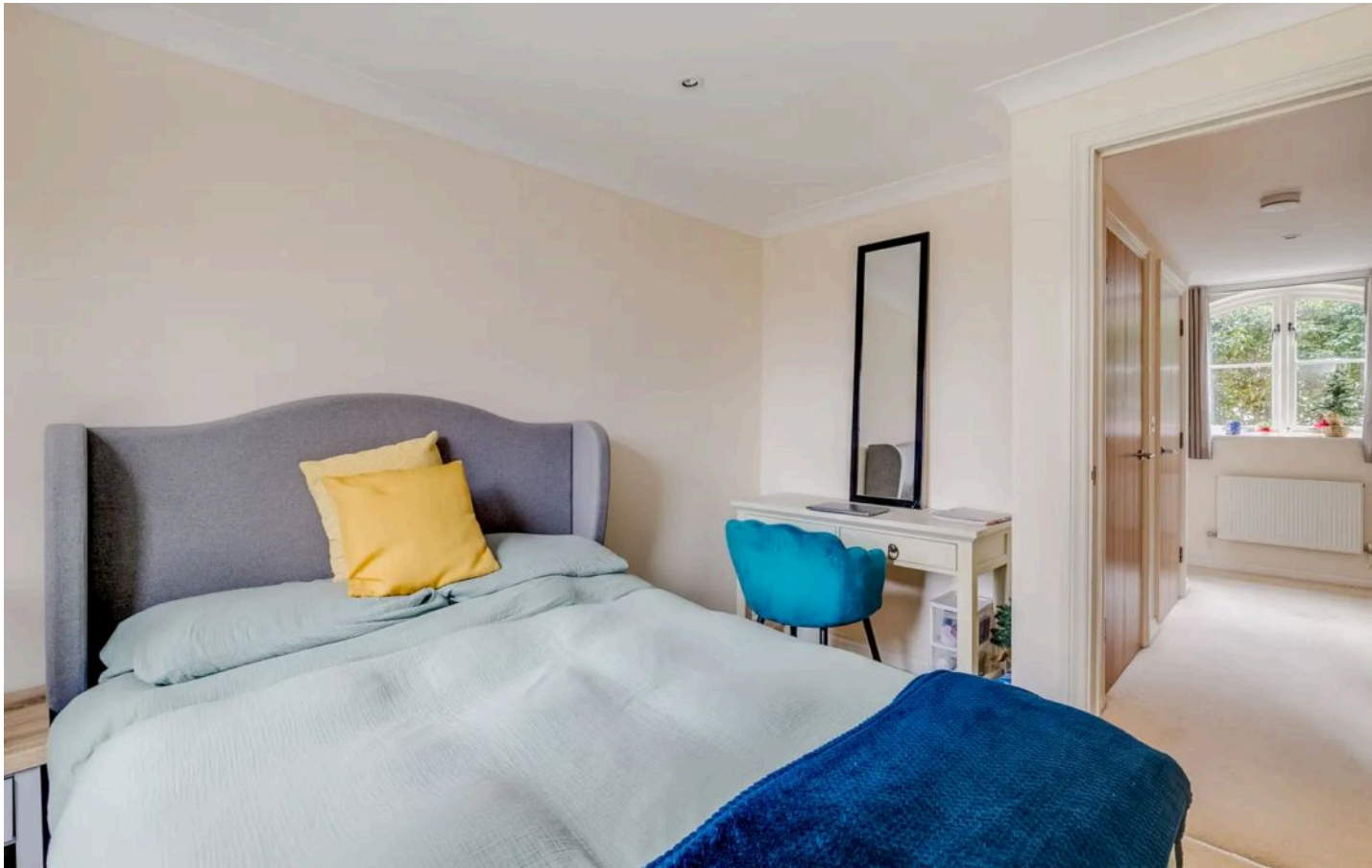
10' 11" x 8' 9" (3.33m x 2.67m)

With double glazed window to rear aspect, radiator.

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.





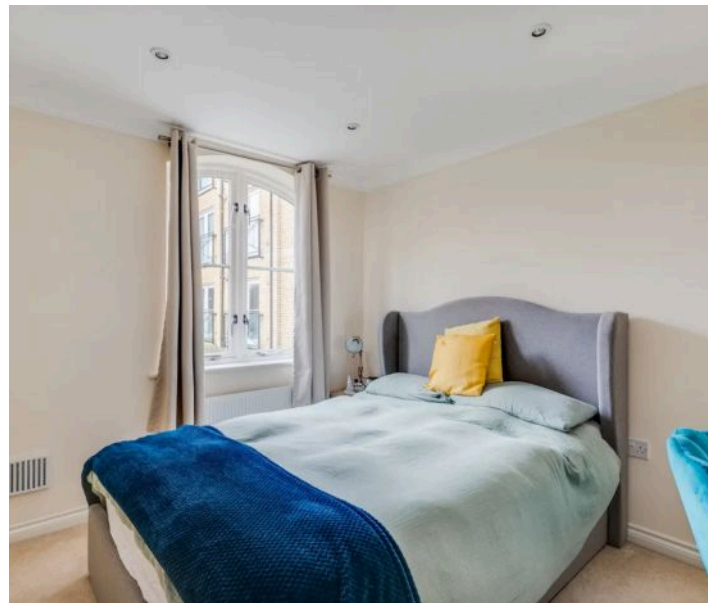
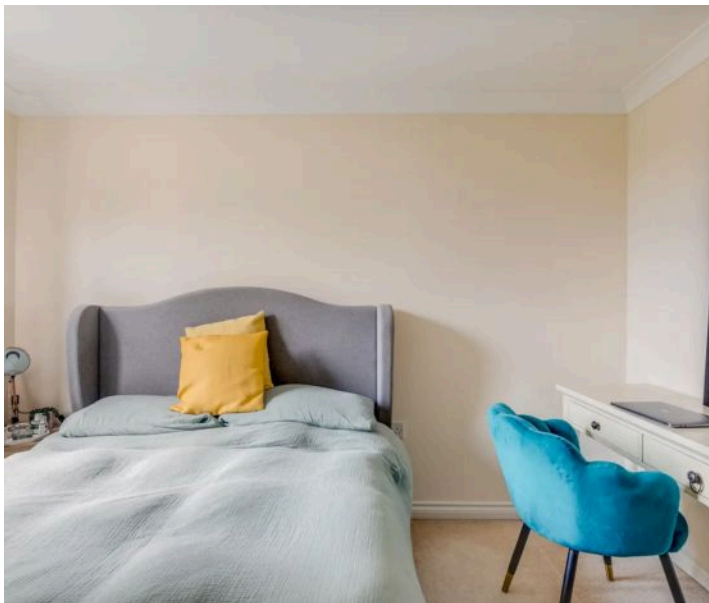
COMMUNAL GARDEN

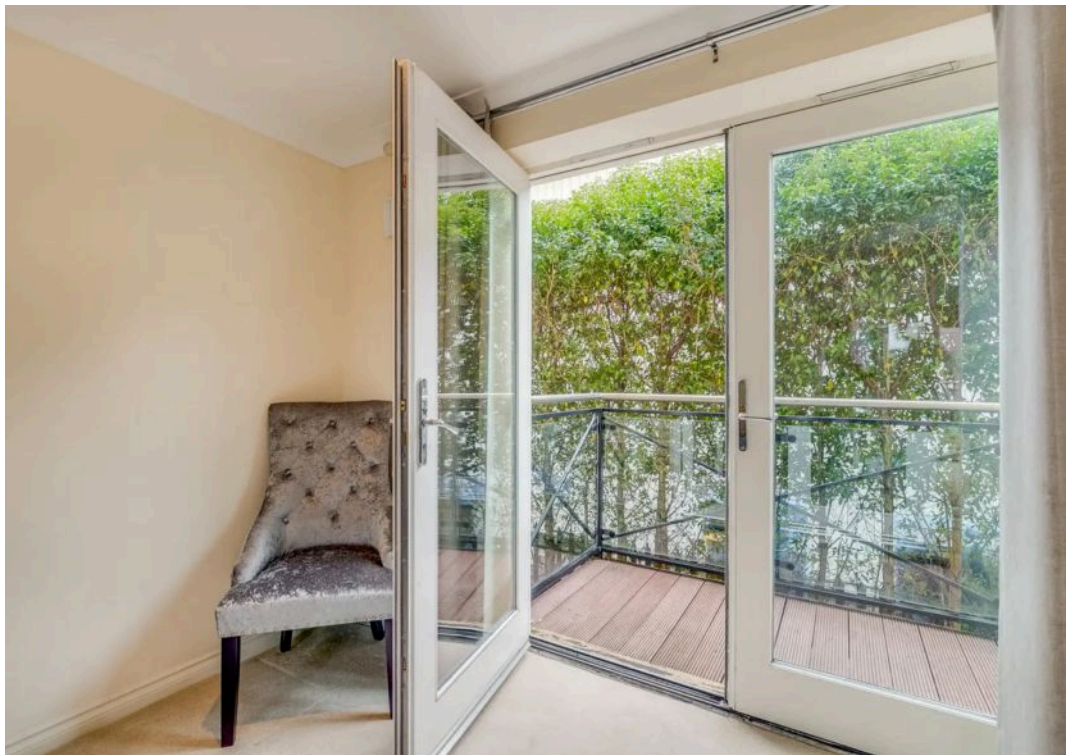
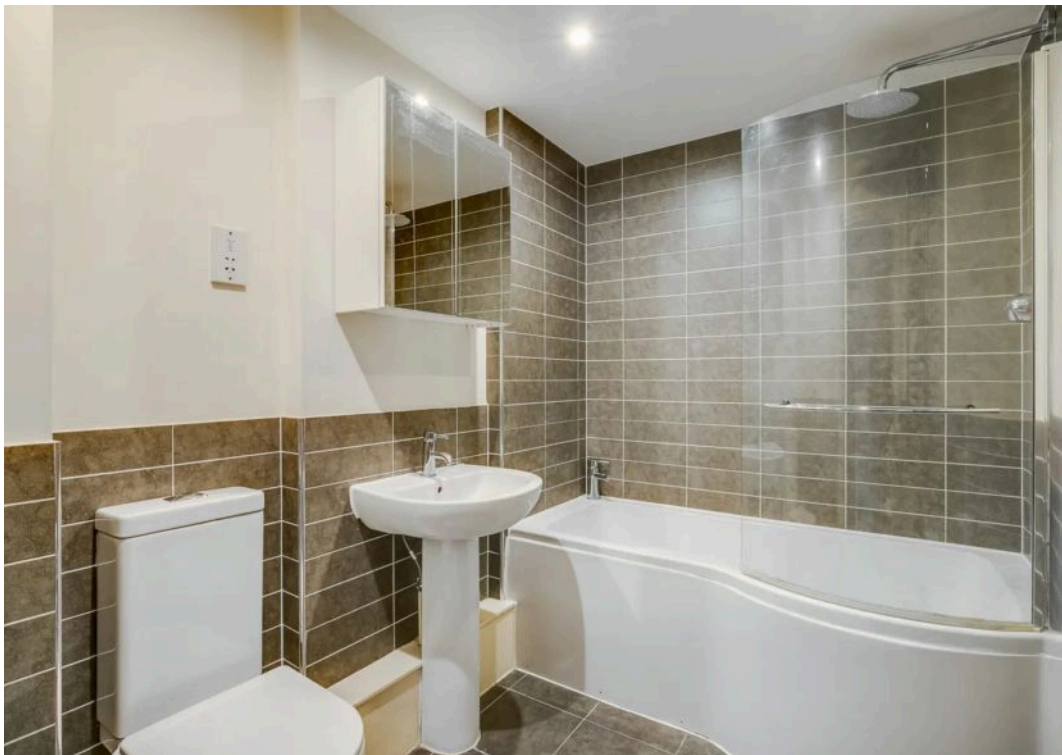
Neatly kept gardens that directly front the river lea.
The development has secure entry barriers.

ALLOCATED PARKING

1 Parking Space

Allocated parking







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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