



Elliot Heath
ESTATE AGENTS

52 Fusion Court Broadmeads, Ware

Guide Price **£245,000**

52 Fusion Court Broadmeads

Ware, Ware

Stunning top-floor, 1-bed in gated riverside development nr town centre & station. High spec, balcony, integrated kitchen, bathroom, GCH, loft, parking, communal gardens. Lease approx. 107 years.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Fourth Floor
Area: 44.1 m² ... 474 ft²

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 Entrance Hall

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 radiator, airing cupboard housing the boiler and Megaflow tank, doors to:

Kitchen/Dining/Living Room

12' 4" x 20' 3" (3.76m x 6.18m)

Dining/Living Room

With double glazed double doors to the private balcony with river views, video entryphone system, radiator, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over, sink and drainer unit, fully integrated to include washing machine, fridge/freezer, oven and gas hob with extractor over, tiled splash back areas, tiled flooring.

Bedroom

10' 6" x 10' 9" (3.21m x 3.28m)

With double glazed window and Velux window, radiator, fitted wardrobe cupboards with sliding doors.

Bathroom

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





BALCONY

Private balcony with river views.

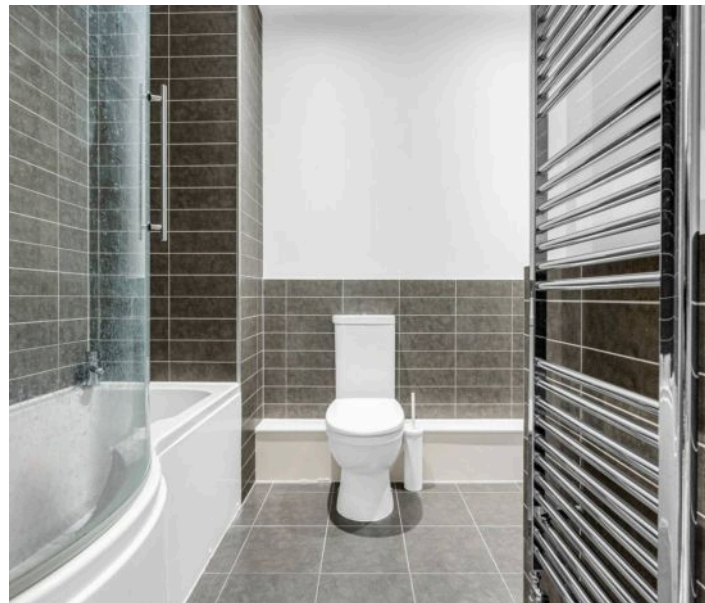
COMMUNAL GARDEN

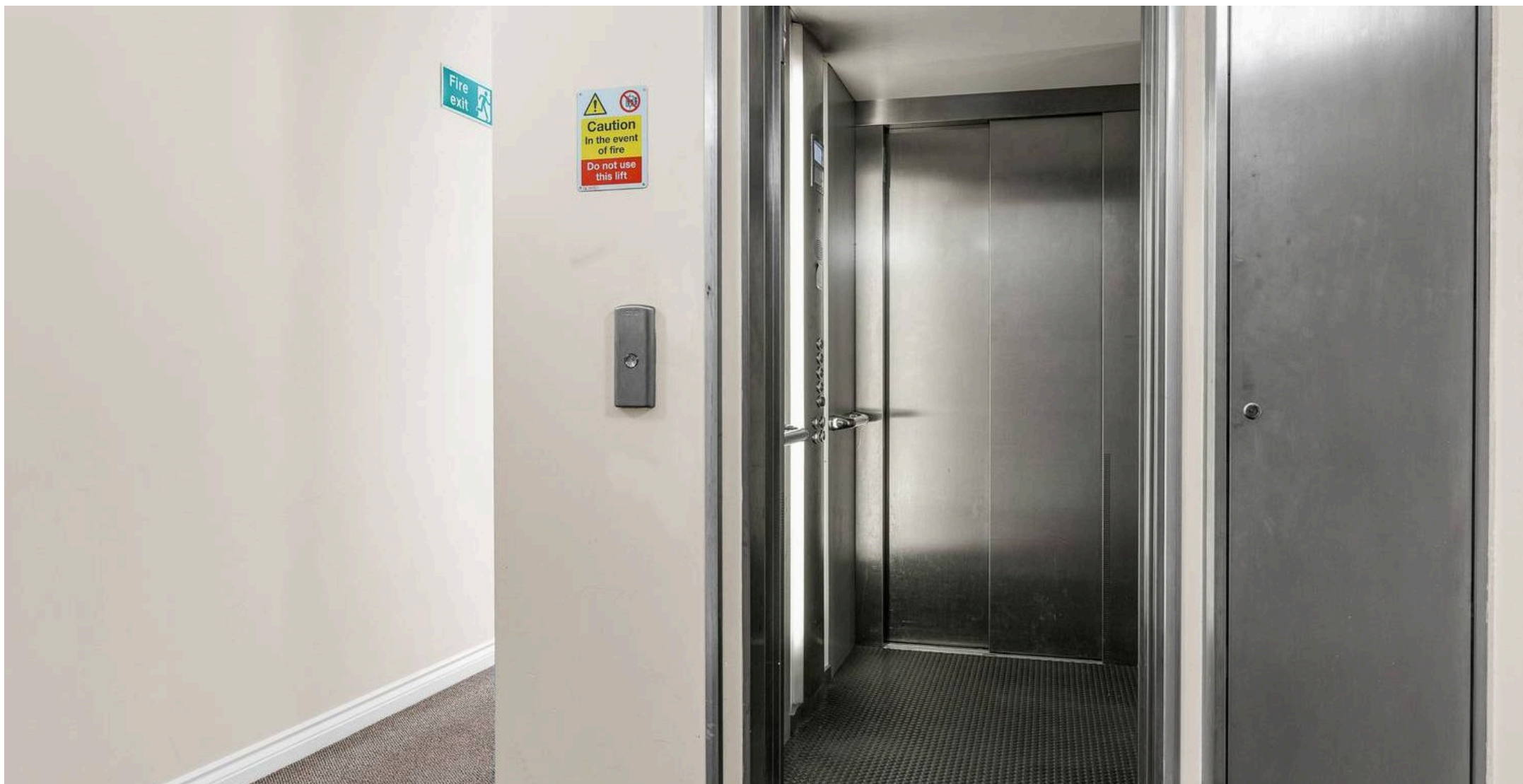
Attractively landscaped communal gardens.

SECURE GATED

1 Parking Space

Secure allocated parking space.





Elliot Heath Estate Agents

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