



**Elliot Heath**  
ESTATE AGENTS

**41 Fusion Court Broadmeads, Ware**

Guide Price **£290,000**



# 41 Fusion Court Broadmeads

Ware, Ware

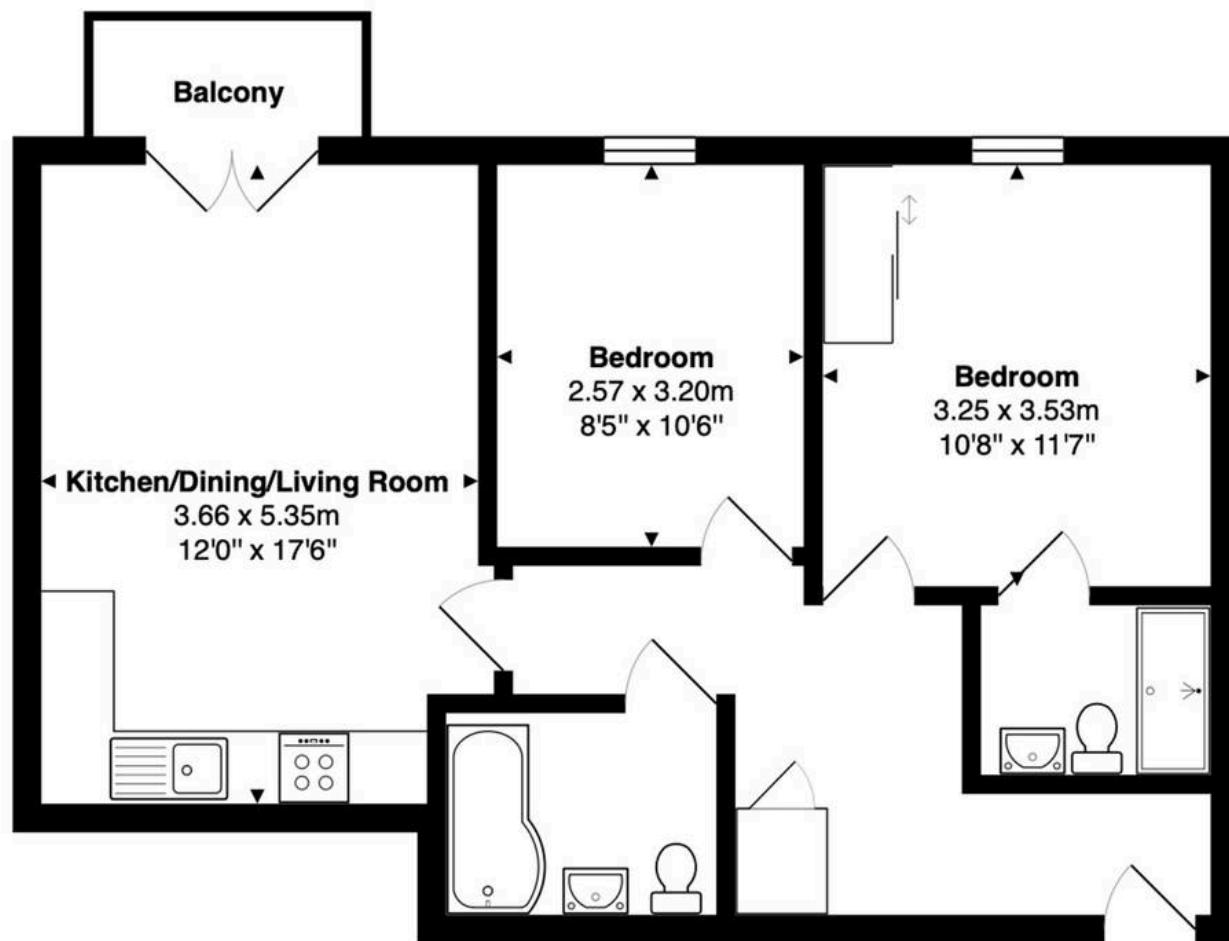
Spacious 2-bed apartment in gated development, private balcony with river views, open plan living, en suite, bathroom, GCH, communal gardens, lift access, & parking. Close to amenities & station. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Third Floor**  
**Area: 58.3 m<sup>2</sup> ... 627 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)



### **Communal Entrance Hall**

Video entryphone system with individual flat dial, well maintained contemporary hallway with lift and stair access to all floors. Private front entrance door to:

### **Entrance Hall**

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

### **Kitchen/Dining/Living Room**

12' 0" x 17' 7" (3.66m x 5.35m)

### **Kitchen**

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled flooring.

### **Dining/Living Room**

With double glazed double doors onto the private balcony with stunning river views, radiator, open to:

### **Bedroom One**

10' 8" x 11' 7" (3.25m x 3.53m)

With double glazed window, radiator, fitted wardrobe cupboard with mirrored sliding doors, door to:

### **En Suite Shower Room**

Fitted with a suite comprising fully tiled shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

### **Bedroom Two**

8' 5" x 10' 6" (2.57m x 3.20m)

With double glazed window, 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, heated towel rail.







### **BALCONY**

Private balcony accessed via the living area with stunning views over the river.

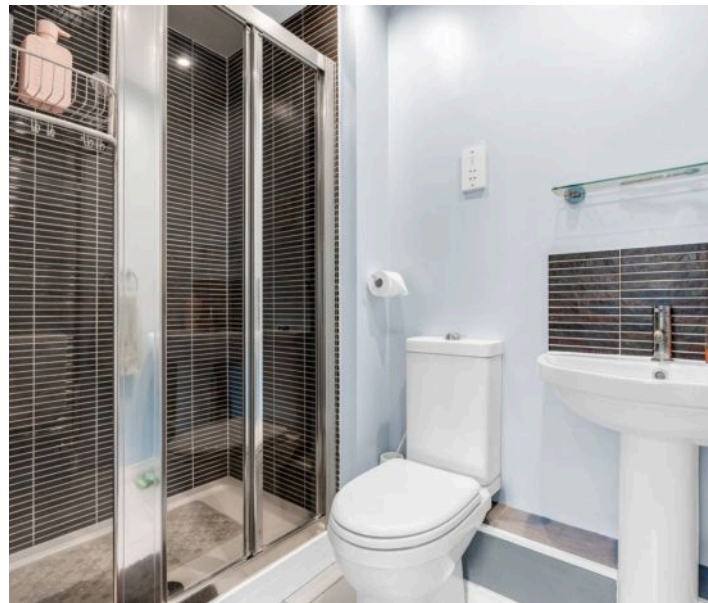
### **COMMUNAL GARDEN**

Attractively landscaped communal gardens.

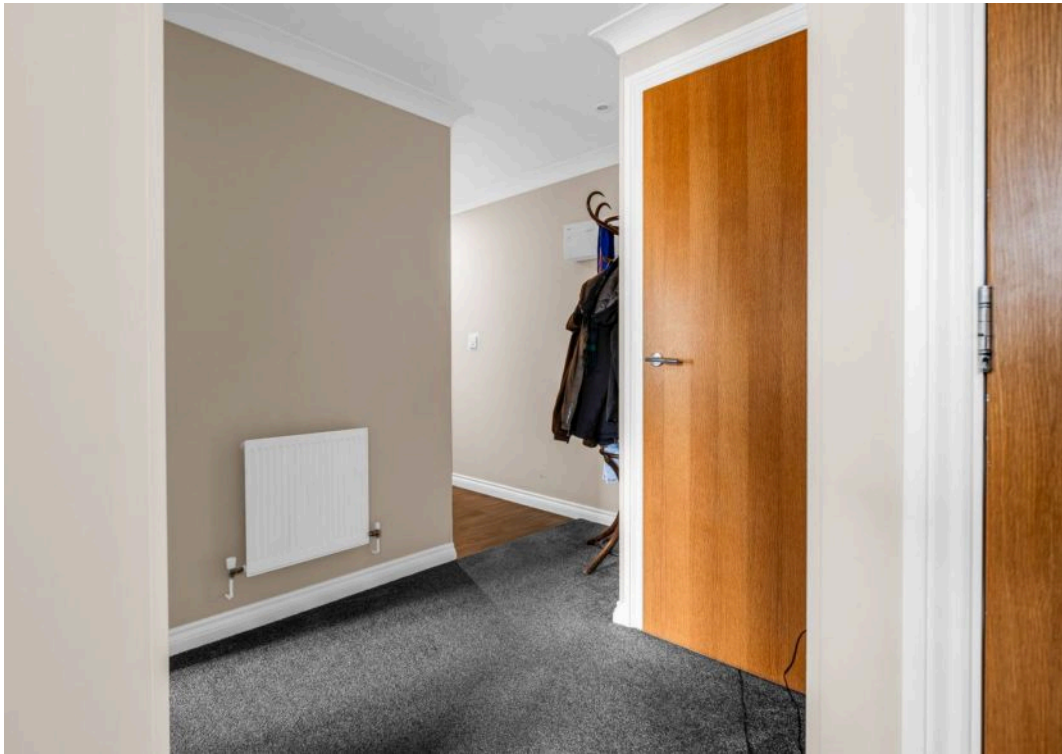
### **SECURE GATED**

1 Parking Space

Secure gated allocated parking space.











## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)