



2 Fusion Court

Ware, SG12 9EJ

Price Guide £350,000



2 Fusion Court

Ware, SG12 9EJ

SOLD BY SHEPHERDS - Chain-Free Riverside Apartment – Modern Development in Ware

Offered **CHAIN FREE**, this well-appointed two-bedroom apartment is situated within a sought-after modern development in the heart of Ware, offering stylish living with direct river views.

The property features an open-plan living/dining area with a contemporary fitted kitchen, complete with French doors leading out to a private decked patio overlooking the river — an ideal space for relaxing or entertaining. The master bedroom includes a modern en-suite shower room, with a separate main bathroom serving the second bedroom.

Further benefits include allocated parking in a secure covered car park, gas central heating, double glazing throughout, and access to a gated entrance providing added peace of mind.

Located just a short walk from Ware town centre, residents enjoy easy access to a wide range of amenities, cafés, shops, and the mainline train station, offering direct links into London.

This is an excellent opportunity for first-time buyers, professionals, or investors seeking a low-maintenance home in a desirable riverside setting with a lease remaining of 107 years.

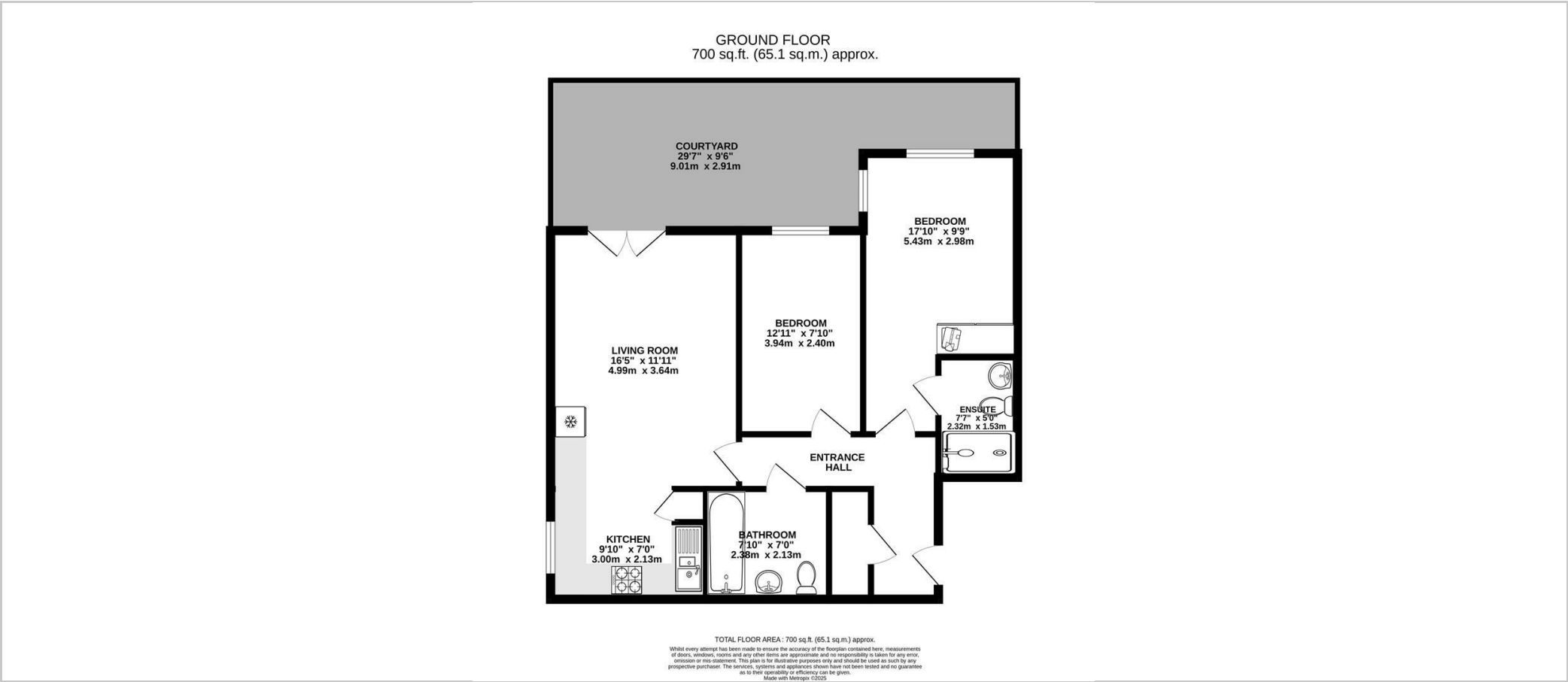




- Two bedroom modern apartment
- Stunning riverside location within easy access to the town centre and train station
- OFFERED CHAIN FREE
- Large private decked patio with direct views over the river
- Open plan living room with modern fitted kitchen
- Ensuite to master bedroom plus main bathroom
- Allocated parking in car park
- Gated development
- Lease with 107 years remaining



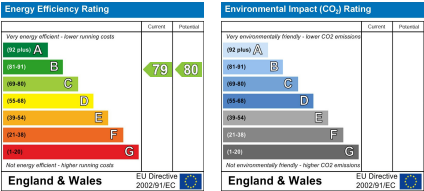
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk