



**Elliot Heath**  
ESTATE AGENTS

**50 Fusion Court Broadmeads, Ware**  
In Excess of £300,000

# 50 Fusion Court Broadmeads

Ware

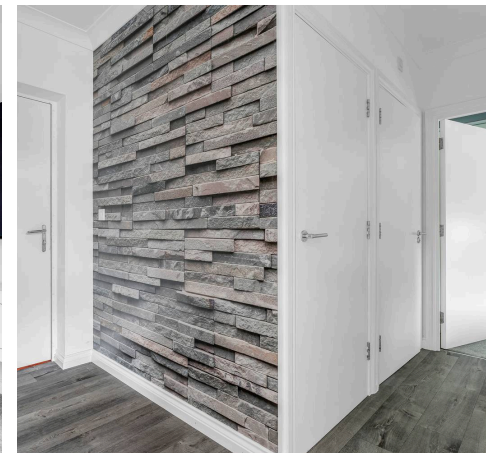
Superb top-floor two-bedroom apartment in a gated riverside development, featuring river views, a balcony, two shower rooms, allocated parking, loft space, and a short walk to Ware station.

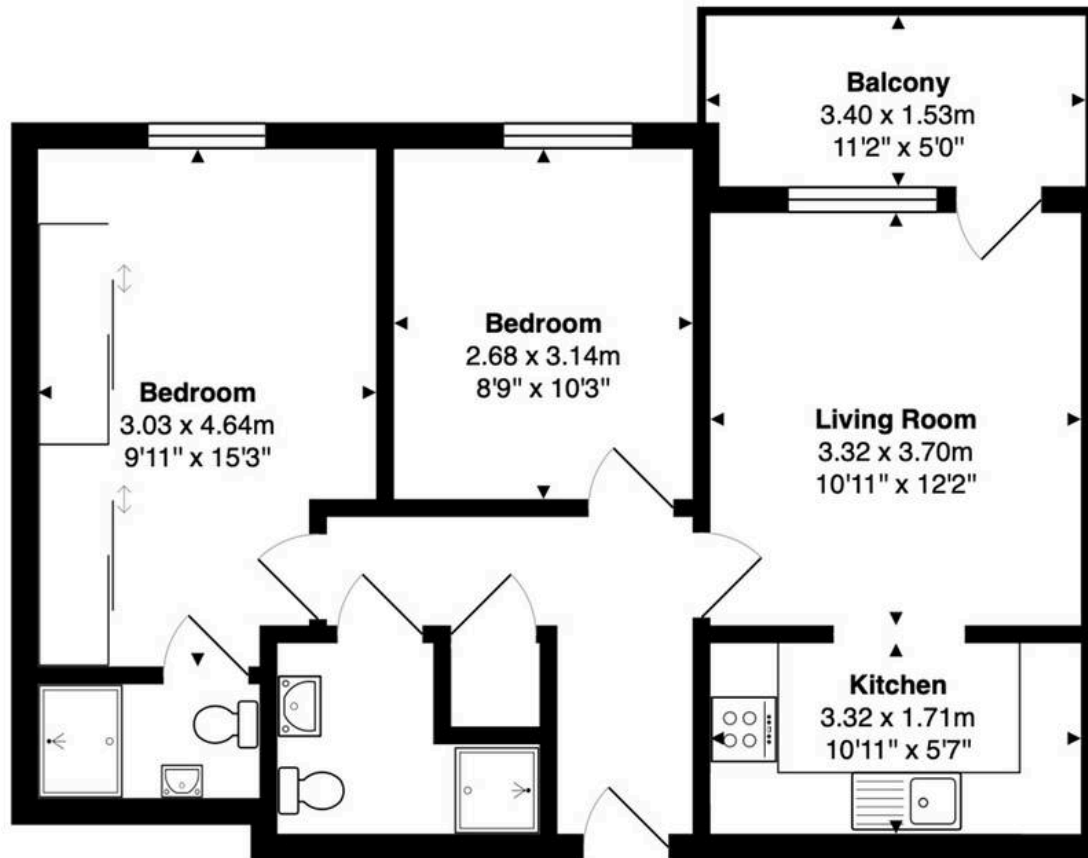
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





**Third Floor**  
Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>

Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup> (excluding balcony)

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

With secure entry phone system, stair and lift access to all floors, private front entrance door to:

### Entrance Hall

With secure entry phone system, large built in storage cupboard, radiator, wood effect flooring, loft access, doors to:

### Living Room

10' 11" x 12' 2" (3.32m x 3.70m)

With double glazed window and door to the private balcony with stunning river views, radiator, open to:

### Kitchen

10' 11" x 5' 7" (3.32m x 1.71m)

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

### Bedroom One

9' 11" x 15' 3" (3.03m x 4.64m)

With double glazed window, radiator, fitted wardrobe cupboards, door to:

### En Suite

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

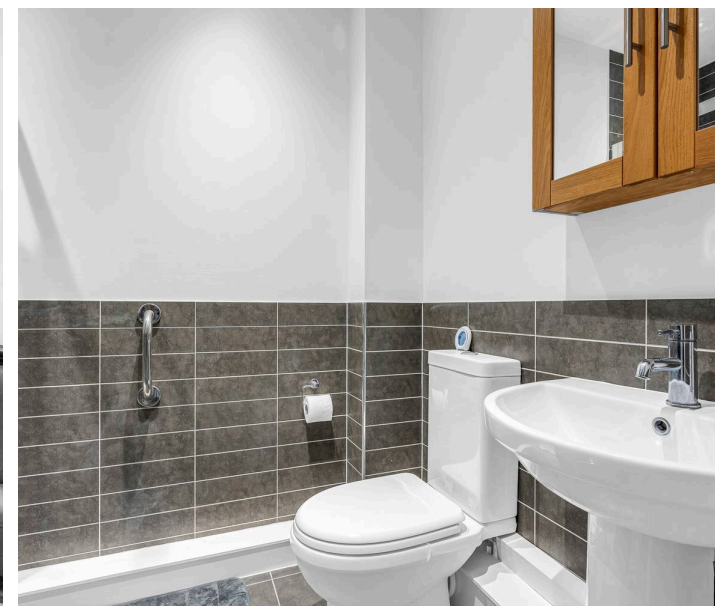
### Bedroom Two

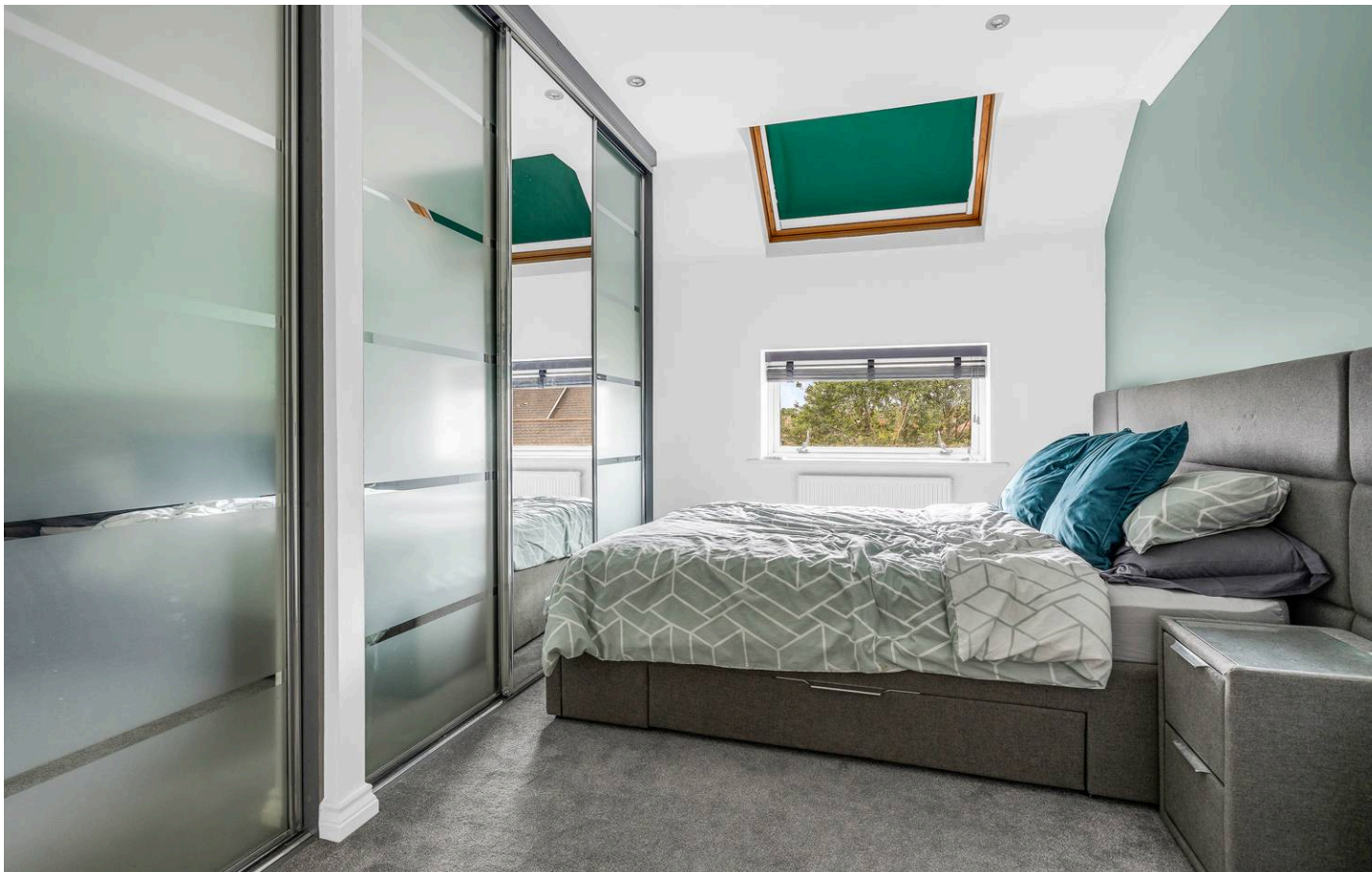
8' 10" x 10' 4" (2.68m x 3.14m)

With double glazed window, radiator.

### Shower Room

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





### **BALCONY**

11' 2" x 5' 0" (3.4m x 1.53m)

Larger style balcony with stunning elevated river views.

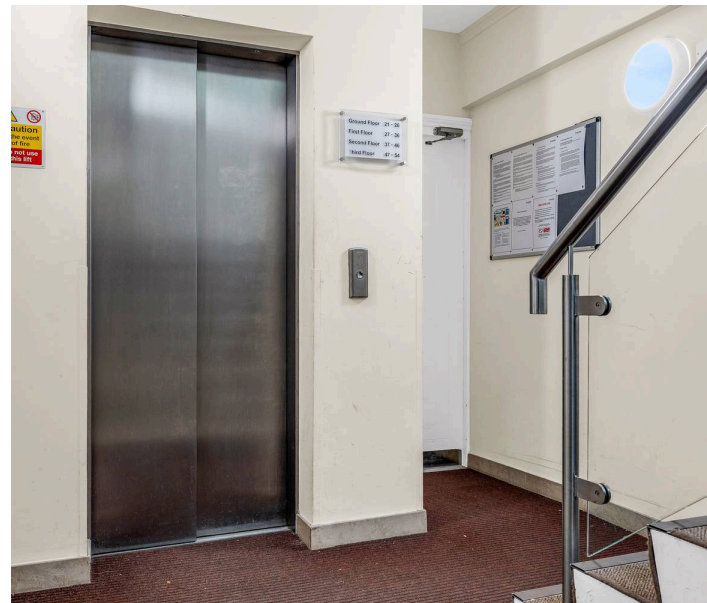
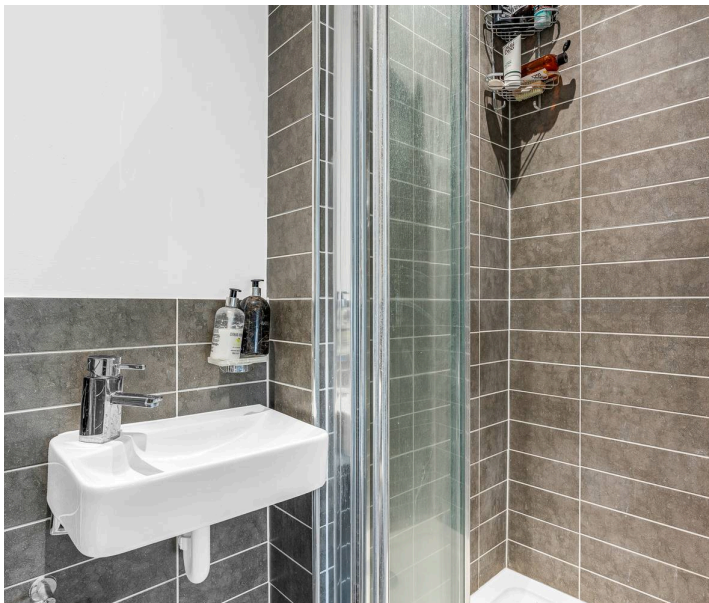
### **COMMUNAL GARDEN**

Attractively landscaped communal gardens.

### **SECURE GATED**

1 Parking Space

Secure gated allocated parking space.





## Elliot Heath Estate Agents

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