



Fusion Court, Ware SG12 9EJ
Offers in excess of £308,700



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Taylor Phelps

Estate Agency

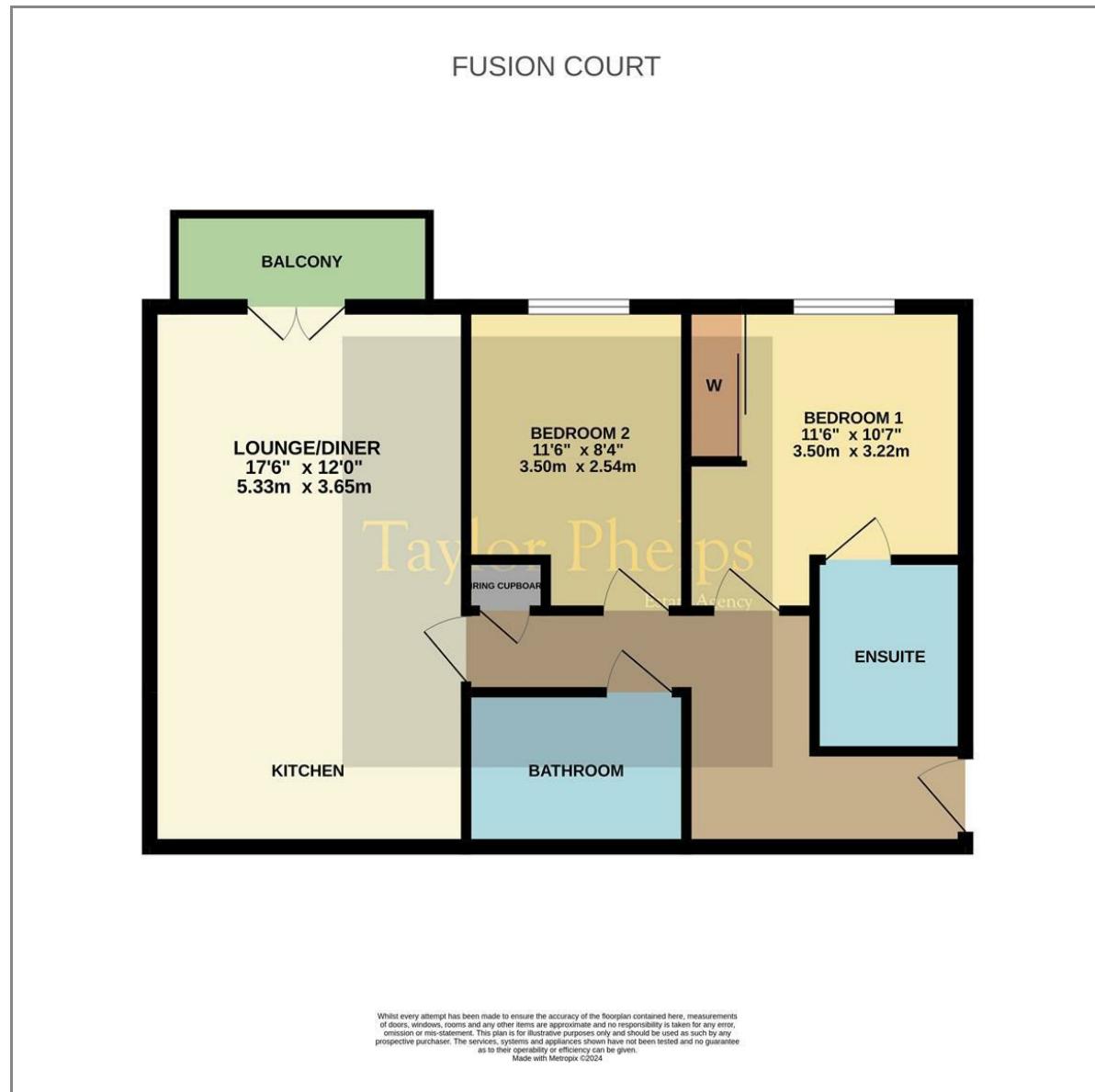
Taylor Phelps

Taylor Phelps are delighted to offer this modern two bedroom second floor apartment with elevated picturesque views of the River Lea including the iconic Gazebos of Ware! This apartment further benefits from two bathrooms and a private balcony. Fusion Court itself has gated residents parking, a lift to all floors and is positioned conveniently close to Ware high street and station which serves both Hertford East and London Liverpool Street!

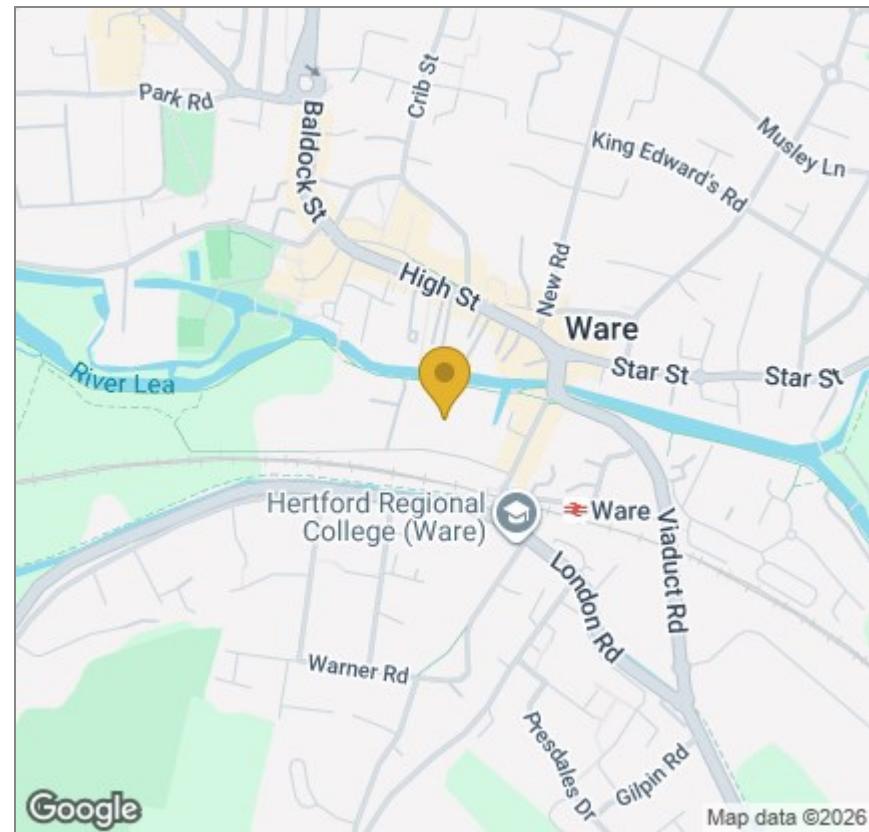




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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