



Elliot Heath
ESTATE AGENTS

19 Fusion Court, Broadmeads
Guide Price **£305,000**

19 Fusion Court

Broadmeads, Ware

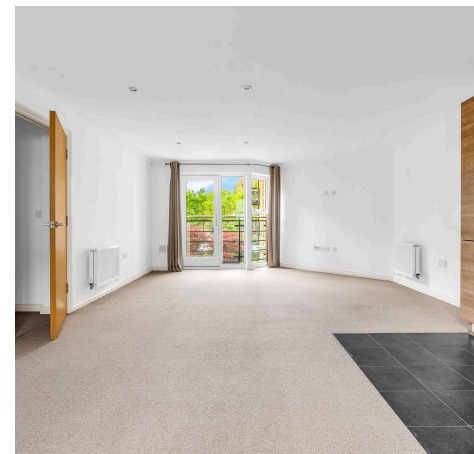
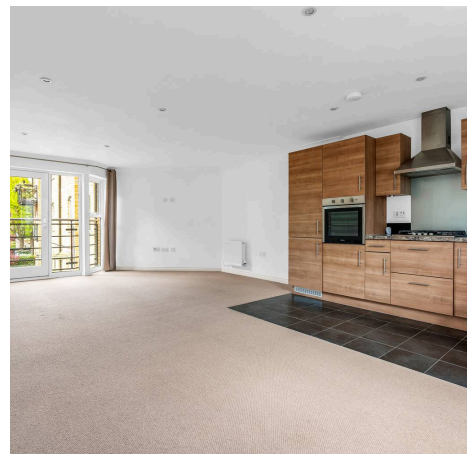
Elliot Heath present this chain-free first & top-floor 2-bed apartment in a gated riverside development nr Ware town centre and station, with two bathrooms, Juliet balcony, parking, & modern fittings.

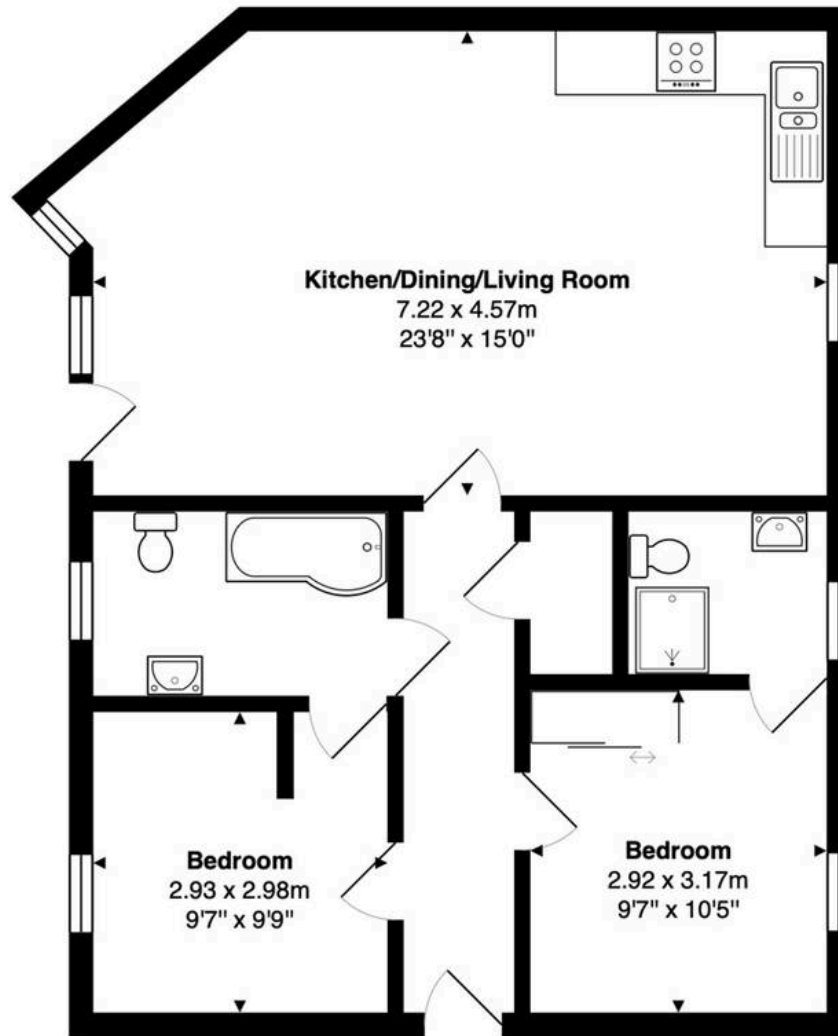
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





First Floor
Area: 69.0 m² ... 743 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

With secure entry phone system, stairs to just four properties and private front entrance door to:

Entrance Hall

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

Kitchen/Dining/Living Room

23' 8" x 15' 0" (7.22m x 4.57m)

Kitchen

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

Dining/Living Room

Dual aspect with a double glazed window to rear aspect and double glazed windows and door to the Juliet balcony overlooking the communal gardens, three radiators.

Bedroom One

9' 7" x 10' 5" (2.92m x 3.17m)

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

En Suite Shower Room

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

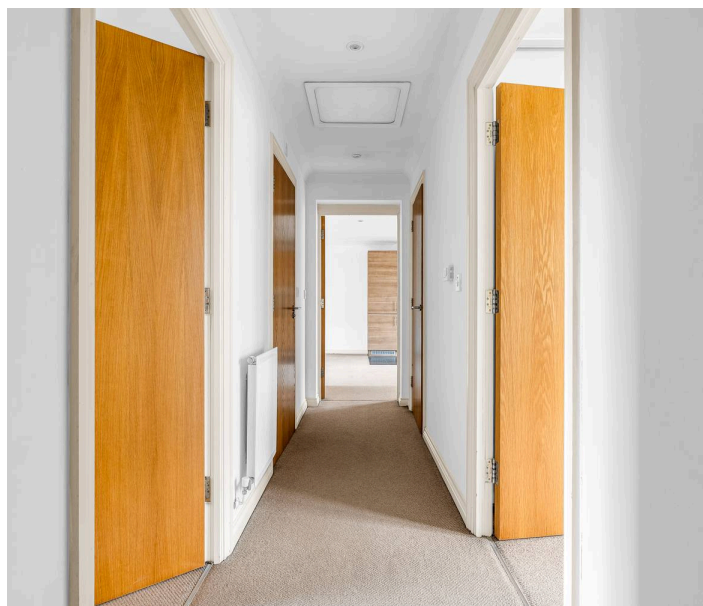
Bedroom Two

9' 7" x 9' 9" (2.93m x 2.98m)

With double glazed window, radiator, door to:

Jack & Jill Bathroom

With double glazed window with obscure glass. 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, chrome heated towel rail, door to entrance hall.





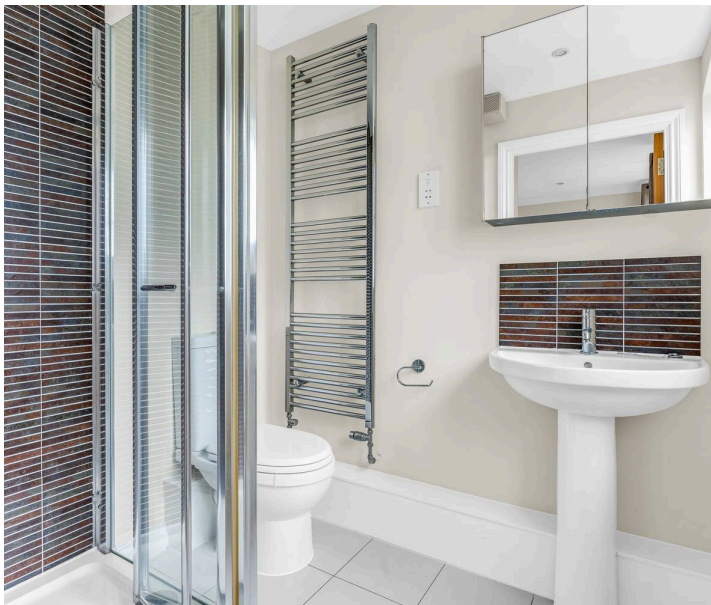
COMMUNAL GARDEN

Attractively landscaped communal gardens.

SECURE GATED

1 Parking Space

Secure gated allocated parking space.







Elliot Heath Estate Agents

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