



**Elliot Heath**  
ESTATE AGENTS

**55 Fusion Court Broadmeads, Ware**  
Guide Price **£300,000**

# 55 Fusion Court Broadmeads

Ware, Ware

Spacious 2 bed apt in private gated riverside dev. Minutes walk to Ware's station & high street. Large reception, private balconies, 2 double beds, luxury bath. Residents parking. Call 01920 293333.

Council Tax band: D

Tenure: Leasehold

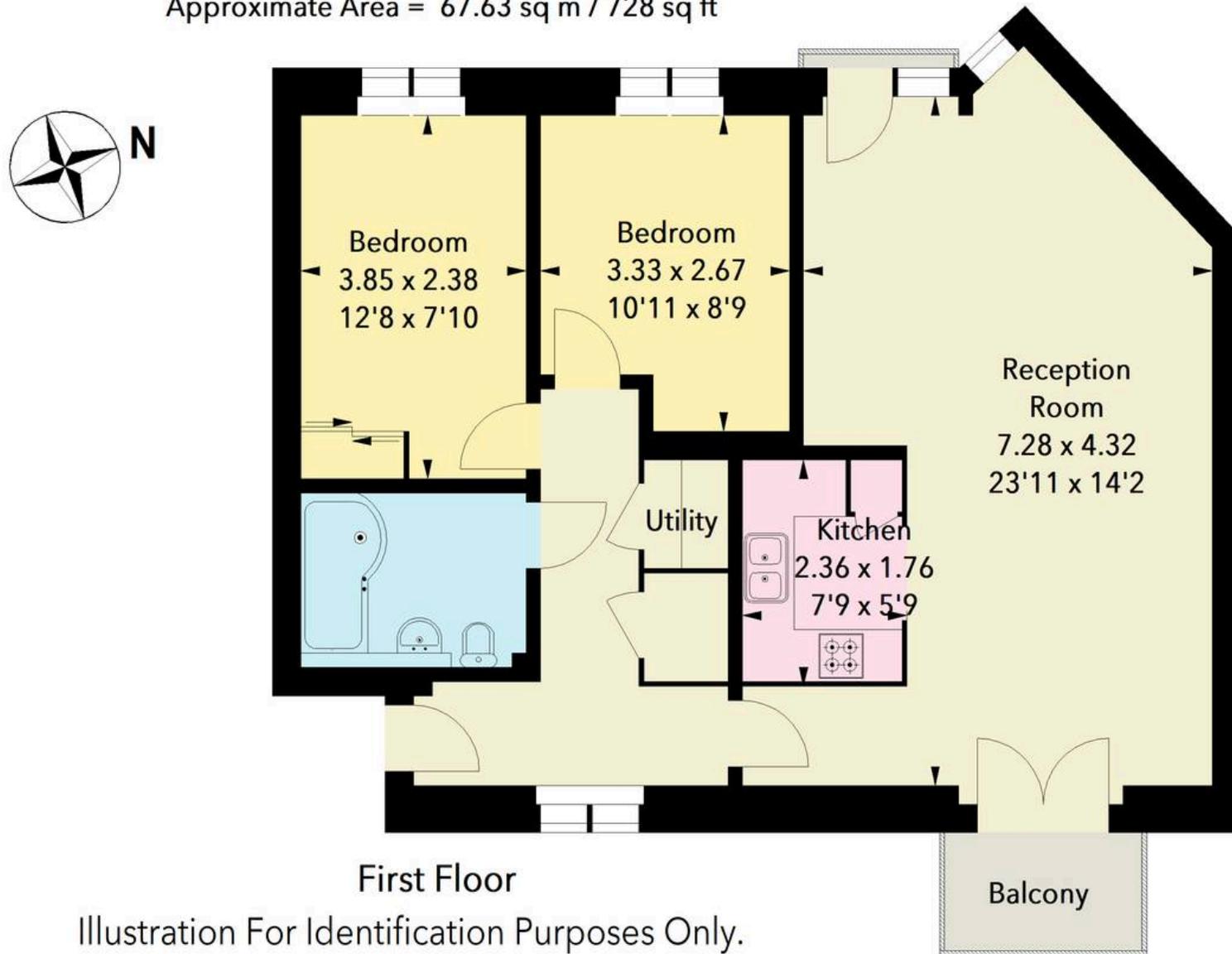
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



# Fusion Court, SG12

Approximate Area = 67.63 sq m / 728 sq ft



First Floor

Balcony

Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

### **Communal Entrance Hall**

Video entryphone system with individual flat dial. Well maintained, contemporary hallway with lift access to all floors.

### **Entrance Hall**

With double glazed window to front aspect, built in storage cupboard and utility cupboard, radiator, entryphone system, doors to:

### **Reception Room**

23' 11" x 14' 2" (7.29m x 4.32m)

Dual aspect room with private balcony to front aspect and Juliet balcony to rear aspect, two radiators, open to:

### **Kitchen**

7' 9" x 5' 9" (2.36m x 1.75m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, integrated appliances, tiled flooring.

### **Bedroom One**

12' 8" x 7' 10" (3.86m x 2.39m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding mirrored doors.

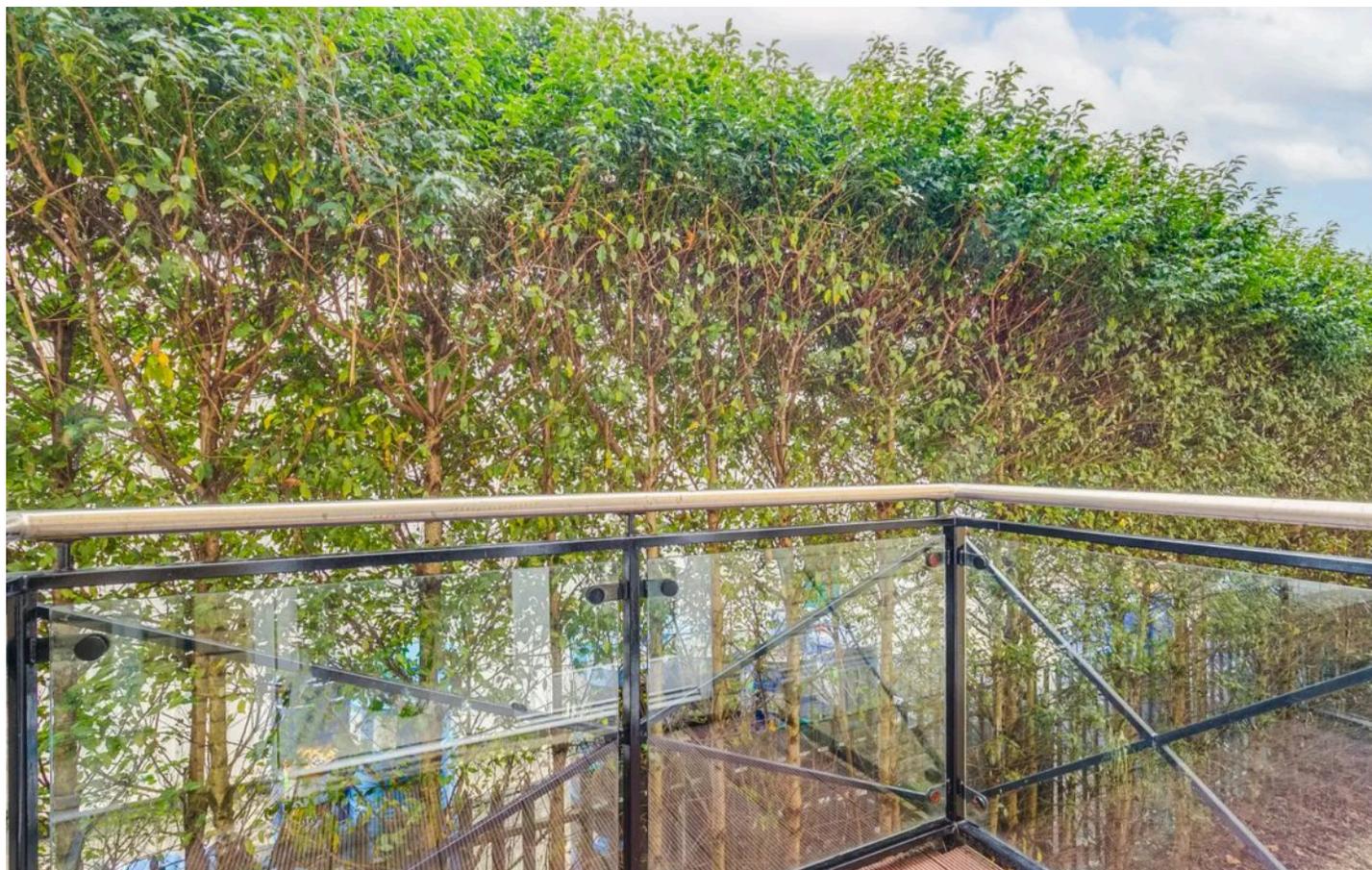
### **Bedroom Two**

10' 11" x 8' 9" (3.33m x 2.67m)

With double glazed window to rear aspect, 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, radiator.





### COMMUNAL GARDEN

Neatly kept gardens that directly front the river lea.  
The development has secure entry barriers.

### ALLOCATED PARKING

1 Parking Space

Allocated parking







## Elliot Heath Estate Agents

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