



Elliot Heath
ESTATE AGENTS

88 Fusion Court, Broadmeads

Part Buy, Part Rent **£96,000**

88 Fusion Court

Broadmeads, Ware

For sale - 30% share, £320,000 value. Stunning, larger than average 2 bed top floor shared ownership apartment in gated riverside dev. Ware town centre. Open plan, 2 bath, parking, landscaped gardens. Contact Elliot Heath 01920 293333.

Council Tax band: D

Tenure: Leasehold

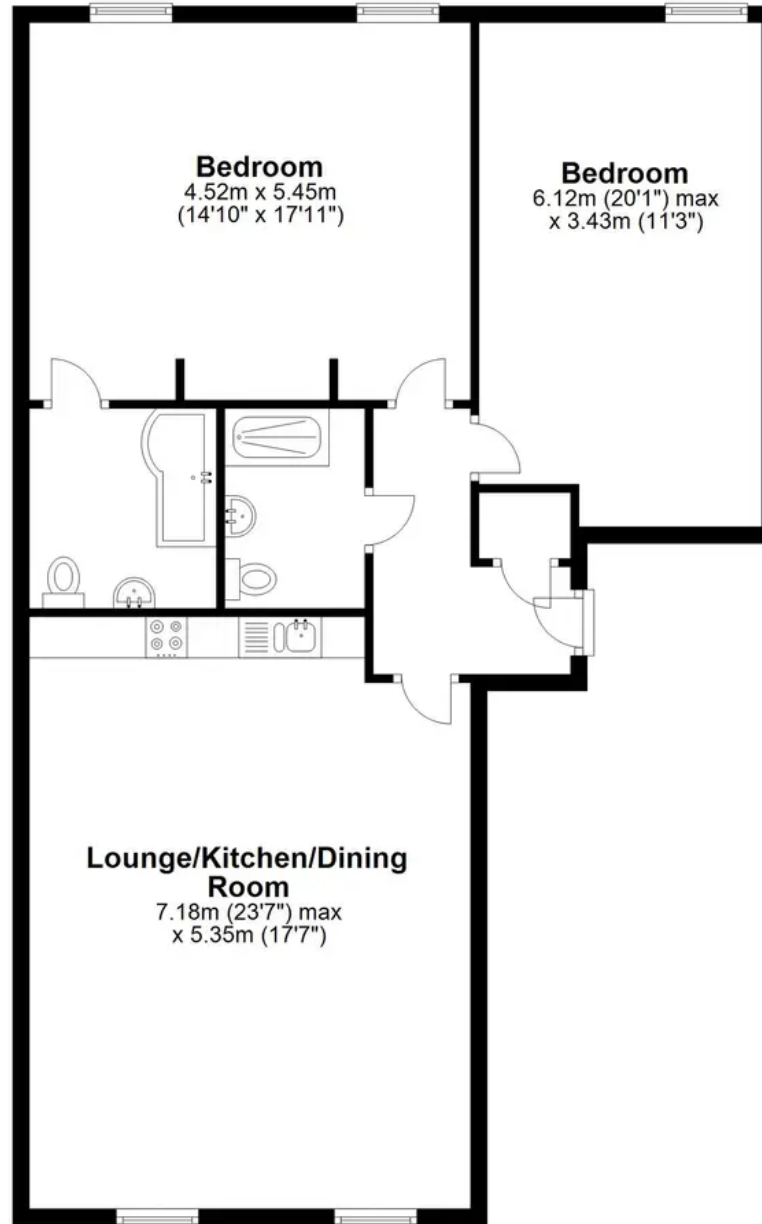
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Third Floor

Approx. 101.3 sq. metres (1090.0 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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

Video entryphone system with individual flat dial, well maintained, contemporary hallway with lift access to all floors. Private front entrance door to:

Entrance Hall

With access to loft, wall mounted thermostat, radiator, airing cupboard housing 'Megaflow' system cylinder and gas boiler, power points, telephone point, inset spotlights, coving to ceiling, door giving access to:

Lounge/Kitchen/Dining Room

23' 7" x 17' 7" (7.19m x 5.36m)

Living Area

With two double glazed windows to rear aspect, three double panelled radiators, secure video entry phone system, coving to ceiling, open plan to:

Kitchen

Fitted with a range of wall and base storage units with granite effect roll top work surfaces over, inset stainless steel sink and drainer unit with mixer tap, integrated appliances to include fridge/freezer, eye level oven, four ring gas hob with stainless steel extractor hood over, space and plumbing for automatic washing machine, inset spot lights, tiled flooring.

Bedroom One

14' 10" x 17' 11" (4.52m x 5.46m)

With two double glazed windows to front aspect, two radiators, coving to ceiling, door giving access to:

En Suite Bathroom

Fitted with a suite comprising low level wc with soft closer, pedestal wash hand basin with chrome mixer taps, panel enclosed pea shaped bath with chrome mixer taps and 'Aqualisa' shower over, curved glass shower screen, tiled walls, shaver point, inset spotlights, heated chrome towel rail, tiled flooring



Bedroom Two

20' 1" x 11' 3" (6.12m x 3.43m)

With double glazed window to front aspect, radiator, coving to ceiling.

Shower Room

Fitted with a suite comprising low level wc with soft closer, pedestal wash hand basin, large walk-in fully tiled shower cubicle with 'Aqualisa' shower over, inset spotlights, tiled flooring, chrome heated towel rail.





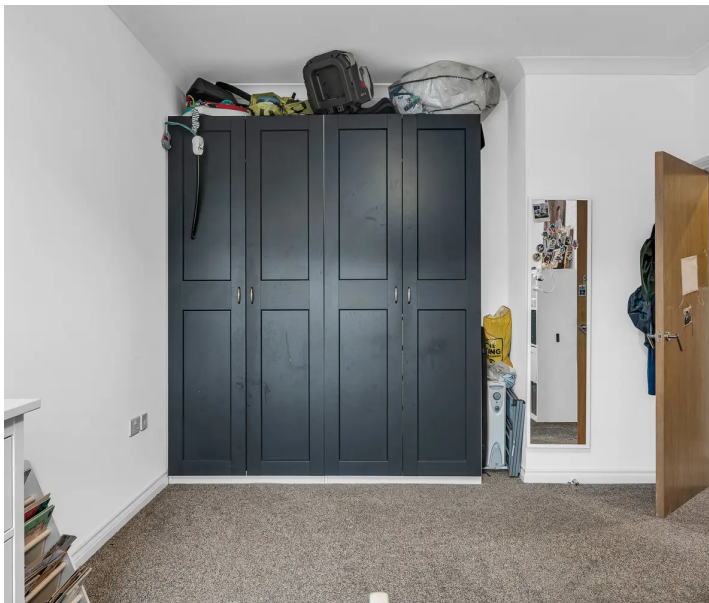
COMMUNAL GARDEN

Attractive communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk