



**Elliot Heath**  
ESTATE AGENTS

**74 Fusion Court, Broadmeads**

Guide Price **£297,000**



# 74 Fusion Court

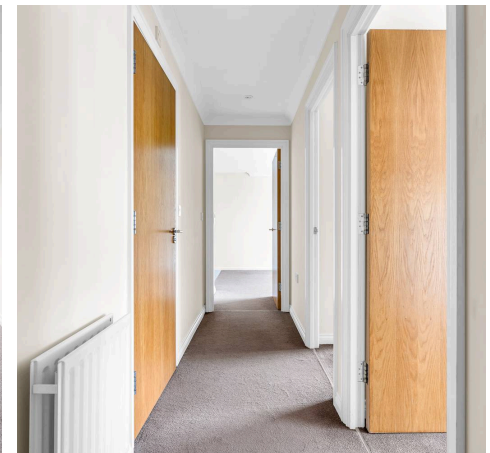
Broadmeads, Ware

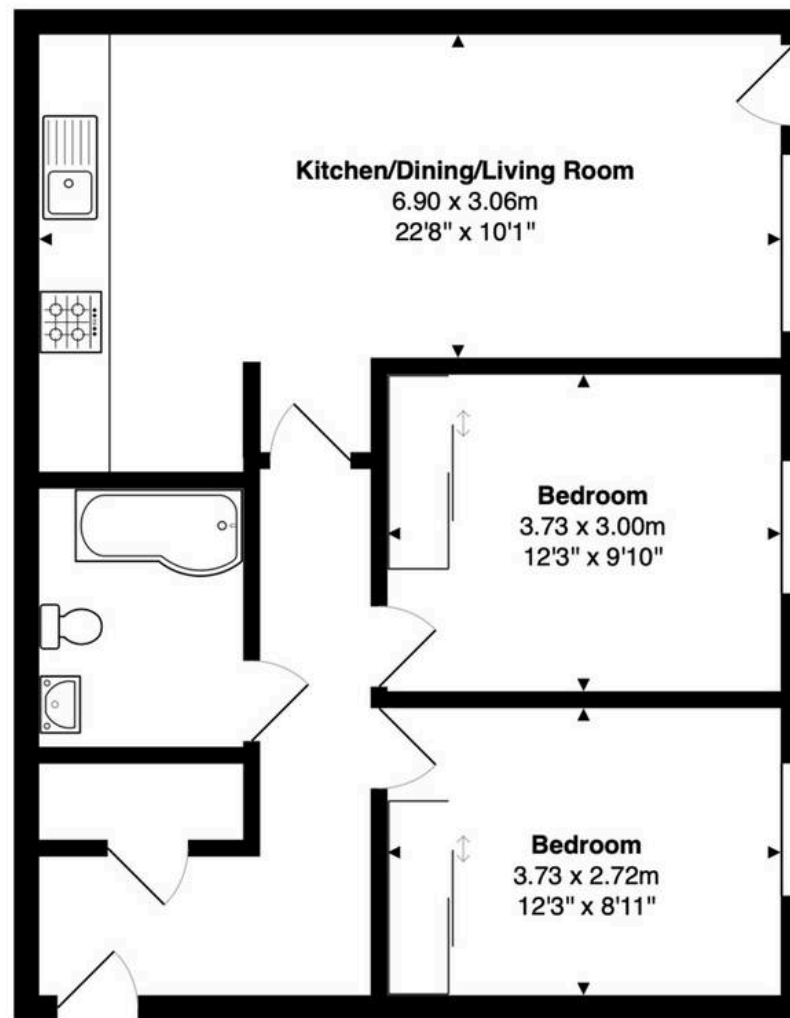
Modern 2-bed apartment in Ware town centre with riverside views. Spacious living/dining room, fully integrated kitchen, fitted wardrobes, secure parking. Close to amenities and mainline station.  
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Second Floor**  
Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

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 stairs and spacious lift to all floors and private entrance door to:

### **Entrance Hall**

With large built in storage cupboard, radiator, doors to:

### **Kitchen/Dining/Living Room**

22' 8" x 10' 0" (6.90m x 3.06m)

### **Dining/Living Area**

With double glazed window and door to the Juliet balcony over looking the communal gardens, two radiators, secure entry phone system, open to:

### **Kitchen**

Fitted with a range of wall and base storage units with work surface's over incorporating a sink and drainer unit, fully integrated to include washing machine, dishwasher and fridge/freezer, tiled flooring.

### **Bedroom One**

12' 3" x 9' 10" (3.73m x 3.00m)

With double glazed window, radiator, built in wardrobe cupboards with mirrored sliding doors.

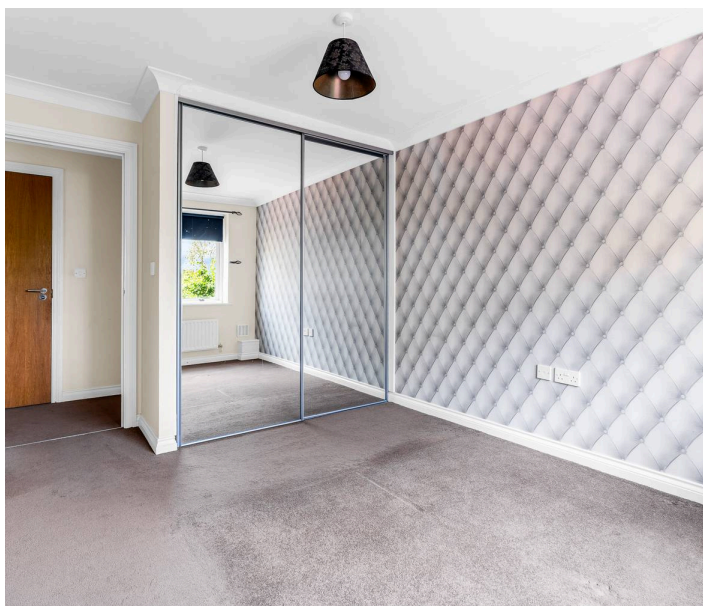
### **Bedroom Two**

12' 3" x 8' 11" (3.73m x 2.72m)

With double glazed window, radiator, built in wardrobe cupboard with mirrored sliding doors.

### **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**

Attractively landscaped and beautifully maintained communal gardens with secure gated access to the River Lea towpath.

### **SECURE GATED**

1 Parking Space

Secure gated allocated parking space.







## Elliot Heath Estate Agents

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