

Jonathan Hunt

ESTATE AGENCY

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Hunt

ESTATE AGENCY



40 Fusion Court, Broadmeads, Ware, SG12 9EJ

£300,000

JONATHAN HUNT are pleased to offer this TWO DOUBLE BEDROOM apartment, located in the heart of Ware town centre with all of its local amenities and mainline train station connecting to London Liverpool Street. With some STUNNING VIEWS over the river, this immaculate 2nd floor apartment (also with lift access) benefits from spacious rooms, two bath/shower rooms, a balcony and an allocated parking space in this gated and secure riverside development. Must be viewed internally to be fully appreciated. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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EXTERIOR



BALCONY



HALLWAY



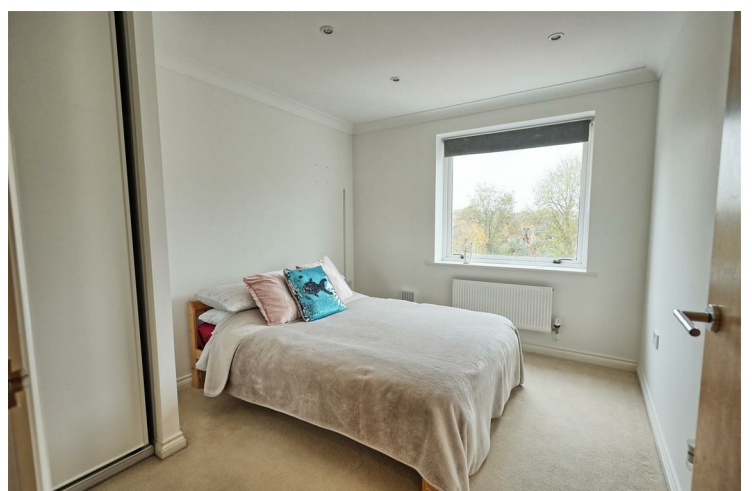
KITCHEN 10'10 x 5'5 (3.30m x 1.65m)



LIVING ROOM 14'1 x 10'10 (4.29m x 3.30m)



BEDROOM ONE 12'3 x 9'2 (3.73m x 2.79m)



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EN-SUITE 6'6 x 6 (1.98m x 1.83m)



PARKING



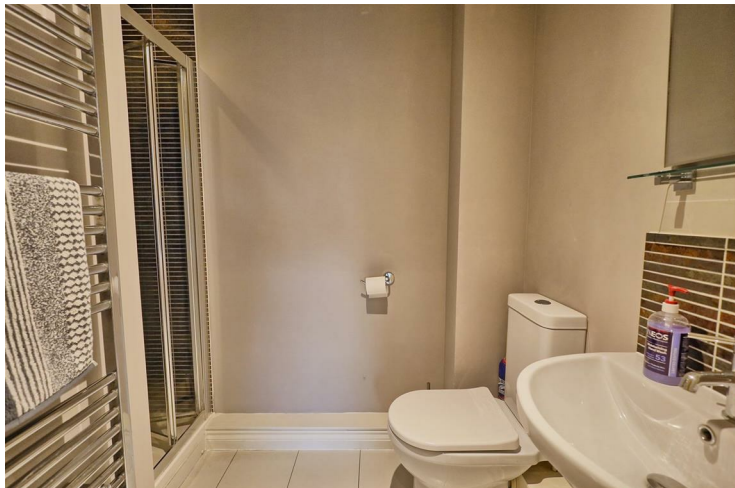
BEDROOM TWO 10'6 x 9'5 (3.20m x 2.87m)



EXTERIOR



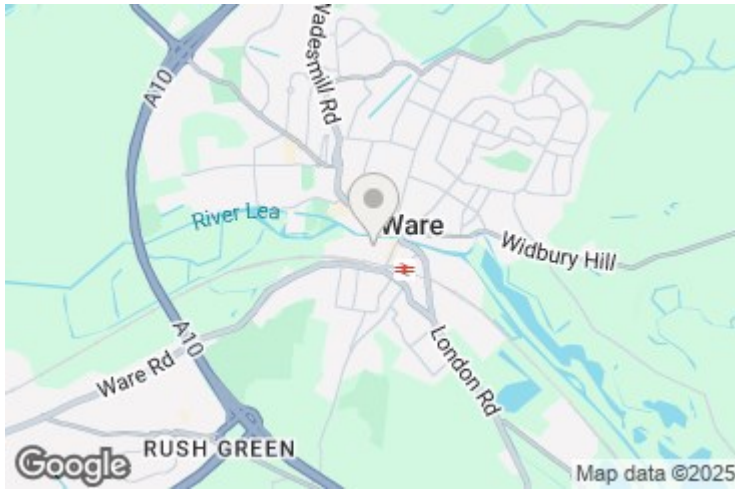
SHOWER ROOM 7'9 x 5'5 (2.36m x 1.65m)



EXTERIOR



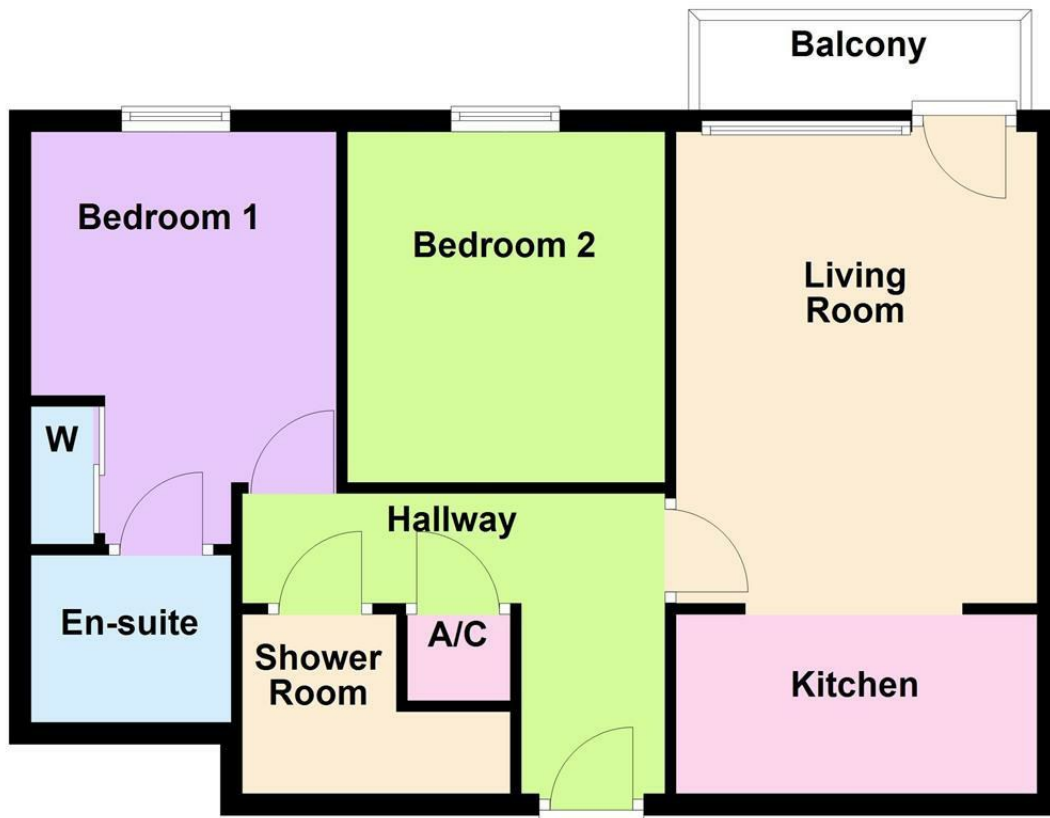
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
	EU Directive 2002/91/EC		

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			
England & Wales		82	82
	EU Directive 2002/91/EC		

Approx. 55.1 sq. metres (593.5 sq. feet)



Total area: approx. 55.1 sq. metres (593.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.