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14 Fusion Court Broadmeads, Ware, SG12 9EJ

£499,000

POSSIBLY THE FINEST APARTMENT IN WARE TOWN CENTRE - Located in a Prestige Gated Development close to the Station and High Street, with balcony overlooking the River Lea, this incredibly spacious Duplex Apartment brings a slice of London Docklands to Ware with an impressive open plan Kitchen/Day Room with Balcony, and 2 Vast Double Bedrooms (each with their own En-Suite) , Undercover parking space, Communal Riverside Gardens. If you are looking for something with the wow factor, contact us now to arrange a viewing.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

LIVING/DINING/KITCHEN 26'6" x 21'7" narr to 15'8" (8.1 x 6.6 narr to 4.8)

LIVING AREA

DINING AREA

KITCHEN AREA

BALCONY

FIRST FLOOR

BEDROOM ONE 16'4" x 11'5" (5 x 3.5)

DRESSING ROOM

ENSUITE

BEDROOM TWO 19'0" x 10'2" (5.8 x 3.1)

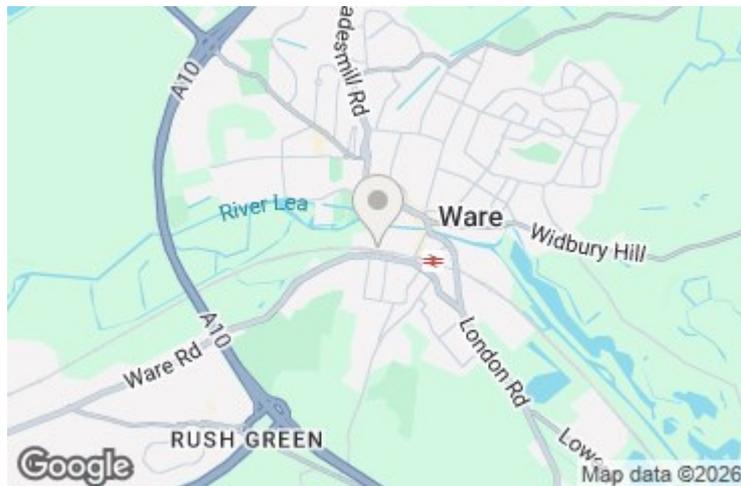
ENSUITE

UTILITY ROOM

EXTERIOR

RIVER VIEWS

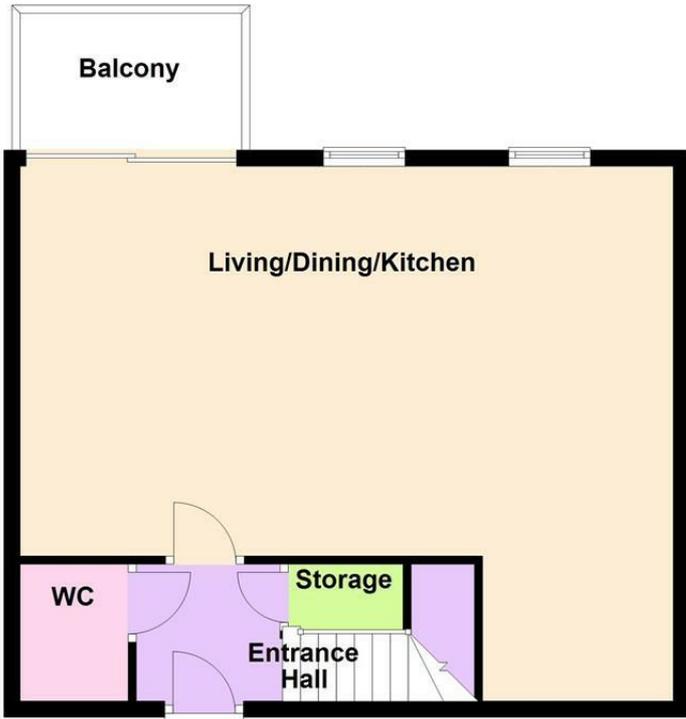
ALLOCATED PARKING



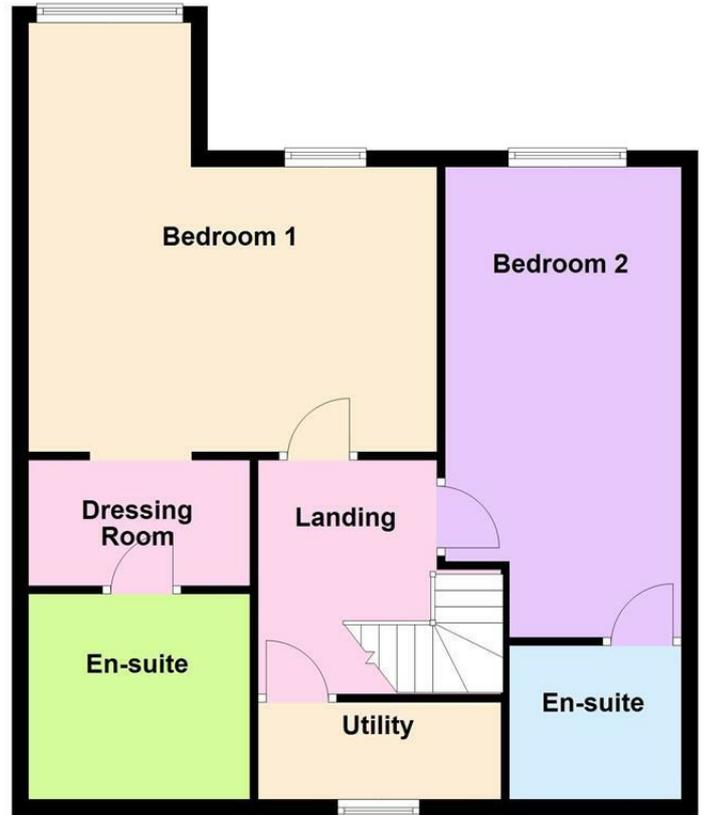
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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	EU Directive 2002/91/EC		

Approx. 52.8 sq. metres (568.2 sq. feet)



Approx. 66.0 sq. metres (710.3 sq. feet)



Total area: approx. 118.8 sq. metres (1278.5 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.