

Jonathan Hunt

ESTATE AGENCY

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74 Fusion Court Broadmeads, Ware, SG12 9EJ

£290,000

WARE STATION ON YOUR DOORSTEP!.....An immaculately presented two bedroom 2nd floor apartment (with lift) located in the heart of Ware in 'Fusion Court', a modern development straddling the River Lea. Two double bedrooms, open plan lounge/kitchen. Good specification throughout. Allocated parking space. Offered Chain Free. Service Charge £1,800 per annum. Ground Rent £300 per annum (Total Charges £2,100 per annum).

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ENTRANCE HALL



BEDROOM 2 12'2" x 8'11" (3.73 x 2.72)



LOUNGE/DINER/KITCHEN 22'7" x 10'0" (6.9 x 3.06)



BATHROOM

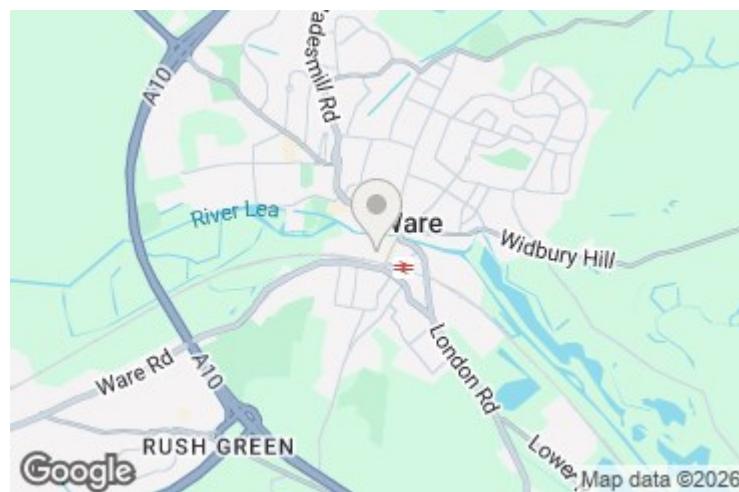


BEDROOM 1 12'2" x 9'10" (3.73 x 3)



COVERED ALLOCATED PARKING SPACE



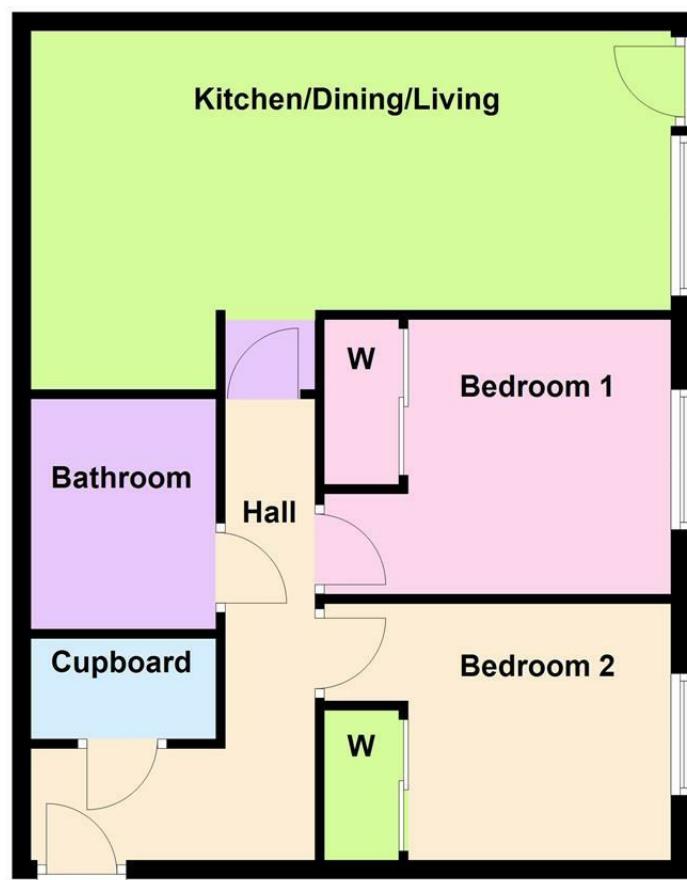


Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
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

Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.7 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.