



- Superbly Presented Apartment
- Two Generous Bedrooms
- Allocated Parking
- Delightful Riverside Development
- En-Suite To Principal Bedroom
- No Upward Chain
- Open-Plan Kitchen/Lounge/Diner
- Long Lease Term Remaining
- Walking Distance To High Street

## FUSION COURT, WARE

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Ensum Brown offer this superb modern 2 double bedroom apartment in a fantastic location within walking distance to Ware's high street and train station. Features include a spacious open-plan kitchen/lounge/diner with Juliette balcony, 2 generous bedrooms and 2 bathrooms. Allocated parking.

GUIDE PRICE  
**£260,000**

Ware  
**01920 412200**

110 High Street, Ware, Hertfordshire, SG12 9AP

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



# FUSION COURT, BROADMEADS, WARE

GUIDE PRICE  
**£260,000**

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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern two bedroom second floor apartment located a stone's throw from Ware's Town Centre and Ware British Rail Station with links into London Liverpool Street (approx. 45 minutes journey time) and Cambridge. The apartment is located in a gated town centre development and it has been well maintained by the present owner representing an ideal opportunity for a first time buyer or buy to let investor. It is to be sold chain free giving the buyer peace of mind that there will not be any unnecessary delays and a quick transaction is possible.

The communal entrance hall is accessed via a security entry door and is well maintained with a wide staircase leading up to the first and second floors. The development also benefits from lift access.

Upon entering the apartment itself, it feels bright and airy, the entrance hall has a storage cupboard with doors leading off to the open-plan kitchen/lounge/diner, two bedrooms and shower room.

The fantastic open-plan kitchen/lounge/diner is the focal point and is of a particularly good size boasting a fabulous Juliette balcony providing a lot of natural light with tranquil views over the new river. The kitchen is comprehensively fitted with a matching range of wall and base units complemented by laminate worktops. Including an integrated fridge/freezer, space for washing machine, built-in stainless steel oven with hob and extractor over. Also benefitting from tiled flooring and spotlights to ceiling.

Moving on to the two bedrooms, these are both good-size double rooms and are well-decorated throughout with double glazed windows to the front aspect. Both bedrooms feature fitted carpet, radiator and there is ample space for wardrobes plus bedroom furniture. The principal bedroom has a superbly presented and very spacious en-suite bathroom comprising a three piece white suite to include a P-shaped bath with wall mounted chrome shower, shower screen and chrome mixer tap. Low level flush WC, wash hand basin, tiled flooring and partly-tiled walls, wall mounted chrome heated towel rail and spotlights to ceiling.

The main shower room is well-appointed and comprises a two piece white suite including two piece suite with low level flush WC, wash hand basin and enclosed shower cubicle. Wall mounted chrome heated towel rail, tiled flooring and partly-tiled walls and spotlights to ceiling. The property benefits from secure gated allocated parking for one vehicle.

## AGENTS NOTES - LEASE, SERVICE CHARGE & GROUND RENT

Lease Term Remaining: 112 Years Approximately

Service Charge: £1,250.00 Approximately PA

Ground Rent: £300.00 Approximately PA

Information obtained from the present vendor.

## LOCATION - WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture. There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.

If you don't live in Ware already, then look no further for your next home!

