

# HUNTERS®

HERE TO GET *you* THERE



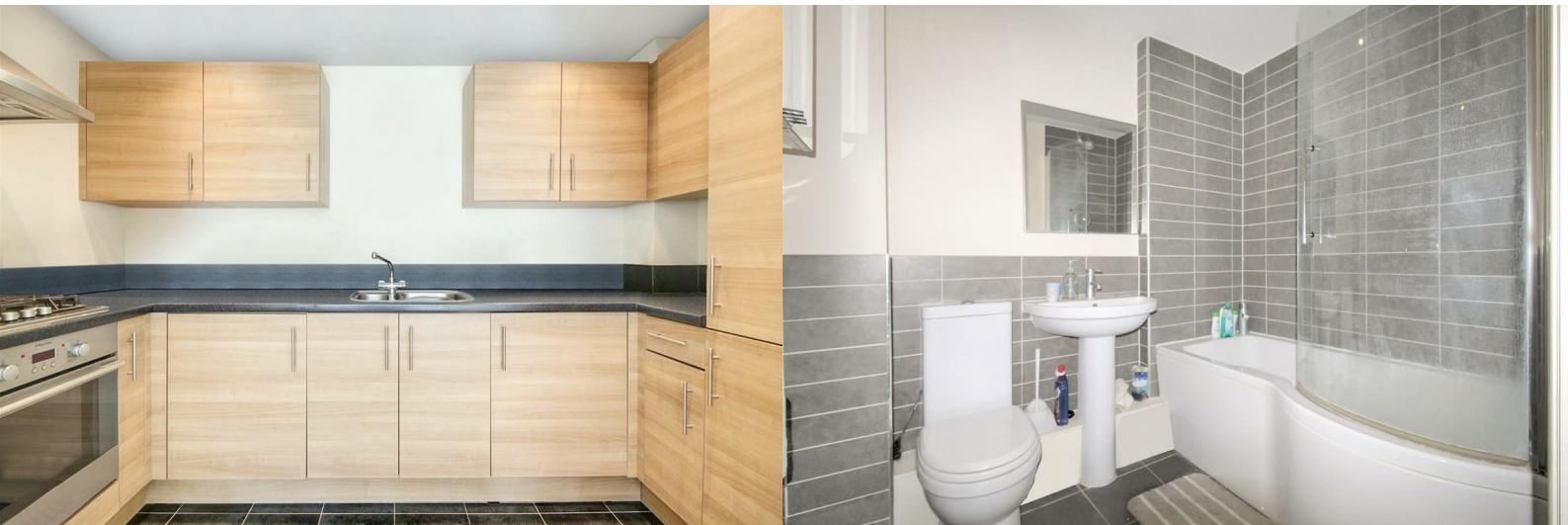
## Fusion Court

Ware, SG12 9EJ

Asking Price £290,000



Council Tax: D



# Fusion Court

Ware, SG12 9EJ

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## Entrance Hall

19'5" x 3'4" (5.92m x 1.02m)

Wood effect door into; Carpet flooring, painted walls.  
Access to:

## Living Room

14'4" x 13'5" (4.37m x 4.09m)

Wood effect Door into; Carpet flooring, painted walls. Radiator. Large window with French Doors to Juliet Balcony with views across Landscaped communal gardens. Radiator;

## Kitchen

10'7" x 5'2" (3.23m x 1.57m)

Entrance from Living Room. Fully fitted Kitchen with matching modern wall and base units. integrated appliances.

## Inner Hallway

11'9" x 3'4" (3.58m x 1.02m)

Carpet flooring, painted walls, access to;

## Shower Room

7'52" x 4'8" (2.13m x 1.42m)

Wood effect door into; Tiled and painted walls. Double shower cubicle. White basin and low level WC. Heated towel radiator;

## Master Bedroom

9'6" x 9'4" (2.90m x 2.84m)

Wood effect door into; Carpet flooring, painted walls. UPVC window to side aspect. Built in wardrobe. Radiator;

## En-Suite Bathroom

7'1" x 5'9" (2.16m x 1.75m)

Wood effect Door into; Tiled and painted walls.

Three piece white suite comprising low level WC, Wash Basin and panel Bath with Shower over. Heated towel radiator;

## Bedroom Two

14'3" x 8'5" (4.34m x 2.57m)

Wood effect Door into; Carpet flooring, painted walls. Built in cupboard. Alcove with window to side aspect;

## Outside

Well kept communal gardens with gated entrance. Allocated parking.

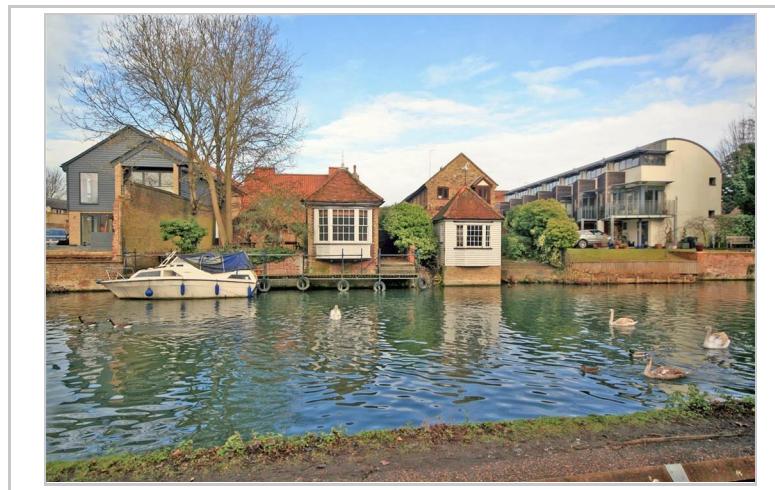
## Agents Note:

We are advised by the vendor of the following,

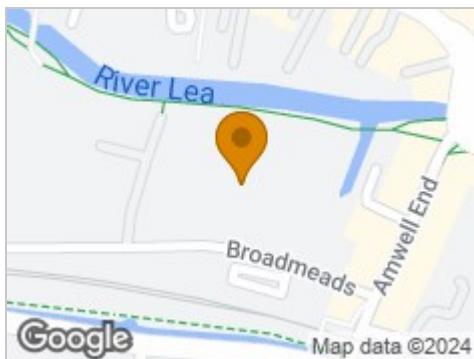
The lease has been extended and is in excess of 110 years

Service Charge is £1600 per annum approx

Ground Rent is "peppercorn"



## Road Map



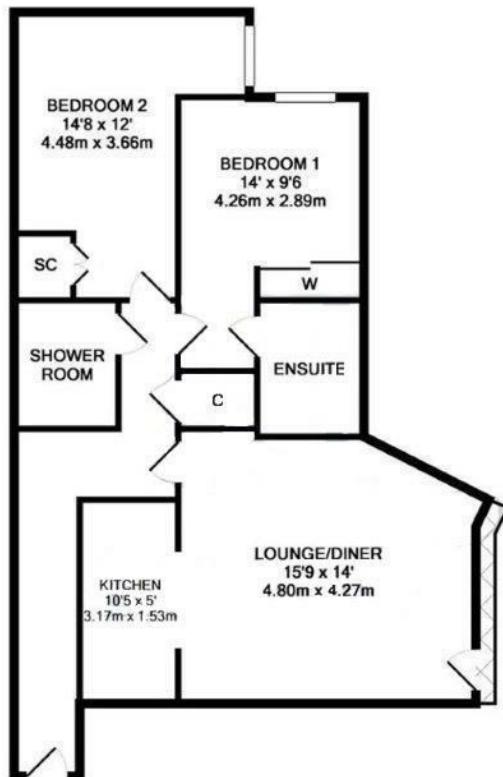
## Hybrid Map



## Terrain Map



## Floor Plan



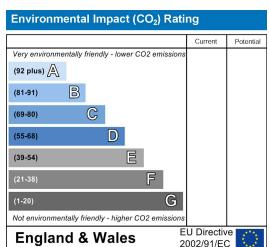
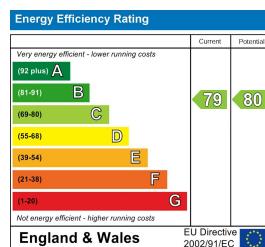
TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Stanstead Abbotts Lettings Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.