



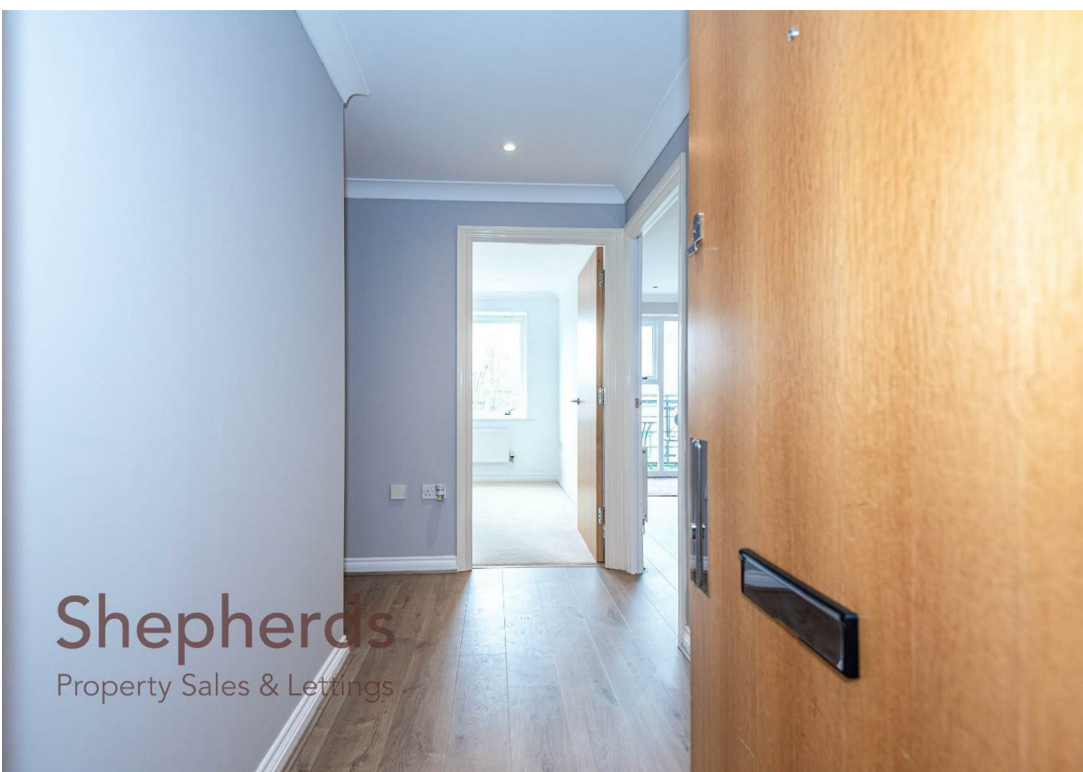
Shepherds

Property Sales & Lettings

Broadmeads | Ware | SG12 9EJ | £309,995



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We are pleased to present this charming two double bedroom second floor apartment, nestled within a delightful riverside development in Broadmeads, Ware. Built in 2010, this modern flat offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. The property has stair and lift access.

Upon entering, you will find a spacious open-plan living area that seamlessly integrates with a well-appointed kitchen, creating an inviting space for relaxation and entertaining. The apartment features two generously sized double bedrooms, including a principle suite with an en-suite bathroom, ensuring privacy and comfort. A beautiful shower room adds to the appeal, providing a contemporary touch.

One of the standout features of this property is the lovely balcony, which offers a serene spot to enjoy the outdoors. Additionally, the apartment benefits from secure gated parking, providing peace of mind for residents.

The location is truly exceptional, situated just a short distance from Ware's mainline station, which is approximately 0.1 miles away. This allows for easy commuting into Central London, with journeys to Liverpool Street taking around 40 minutes. The town centre, within close proximity, boasts a vibrant array of amenities, including supermarkets, boutique shops, restaurants, and traditional public houses. The picturesque River Lee flows through the town, offering scenic walks towards Hertford to the West and Broxbourne to the South.

With excellent transport links via the A10 and A414, Ware is conveniently located 24 miles North of Central London, making it an attractive option for those seeking a balance of town and country living. This property is not to be missed; it presents a wonderful opportunity to enjoy a modern lifestyle in a historic setting.

All Mains Services Connected

Leasehold with 125 years from 2008 (107 remaining) Maintenance Charge £1,899.80 per year :Ground Rent £300 per Year



- Second Floor Apartment
- 2 Bathrooms
- Living/ Dining Room
- Modern Fitted Kitchen
- Lift Access
- 2 Double Bedrooms
- Gas Central Heating
- Balcony
- Allocated Parking Space
- No Upward Chain



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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Leasehold
East Hert
C



Communal Security Door	En-Suite Bathroom
Lift & Stair Access	6'6 x 6'
Communal Landing	Bedroom Two
Entrance Door	10'6 x 9'6
Entrance Hall	Shower Room
Living /Dining Room	7'9 x 5'4
14'2 x 10'10	Exterior
Balcony	Gated Parking Area
9' x 2'11	Allocated Parking Space
Kitchen	Communal Landscaped Garden
10'10 x 5'3	Gate to Riverside Path
Bedroom One	
12'3 x 9'2	

Fusion Court Broadmeads Ware



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