



**Winnipeg Way, Broxbourne EN10 6FG**

**welcome to**

**Winnipeg Way, Broxbourne**

William H Brown are delighted to bring to market this lovely and modern two bedroom apartment situated in a popular residential location. An internal viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Laminate flooring, storage cupboard.

**Lounge**

16' 7" x 14' ( 5.05m x 4.27m )

Juliet balcony, laminate flooring, electric heater.

**Kitchen**

10' 11" x 6' 2" ( 3.33m x 1.88m )

Space for fridge freezer, laminate flooring, part tiled walls, integrated oven.

**Bedroom 1**

13' x 12' ( 3.96m x 3.66m )

Double glazed window to front aspect, laminate flooring, fitted wardrobe, electric heater.

**En-Suite**

Tiled flooring, shower cubicle, wash hand basin, wc, part tiled walls, wash hand basin.

**Bedroom 2**

9' 4" x 7' 4" ( 2.84m x 2.24m )

Double glazed window to front aspect, laminate flooring, electric radiator.

**Bathroom**

Part tiled walls, tiled flooring, wc, wash hand basin, paneled bath.

**Exterior**

Allocated parking



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welcome to

## Winnipeg Way, Broxbourne

- Two good sized bedrooms
- Two bathrooms
- Popular location
- Allocated parking
- Modern throughout

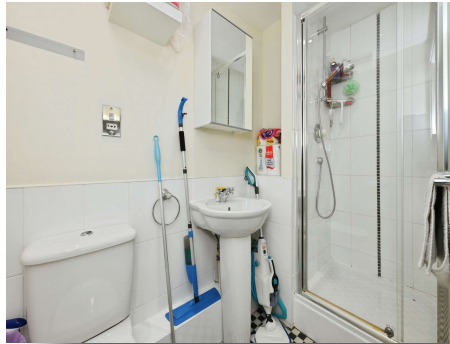
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1761.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 102 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109593 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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