



Winnipeg Way, Broxbourne

£250,000 Leasehold

Top Floor Apartment • View of the New River • Allocated Parking • Juliette Balcony • En-Suite to Bedroom One •
Water Included in Management Fees • Ample Visitor Parking • Long Lease



Accommodation Comprises:

Entrance Hall

Lounge/Diner

16' 8" x 14' 9" (5.08m x 4.50m)

Kitchen

9' 11" x 6' 7" (3.02m x 2.01m)

Juliette Balcony

Bedroom One

12' 11" x 12' 0" (3.94m x 3.66m)

En-Suite

Bedroom Two

9' 8" x 7' 4" (2.95m x 2.24m)

Bathroom







Keith Ian are pleased to offer this top floor 2-bedroom apartment with a stunning view of the New River. The property boasts a Juliette balcony, perfect for taking in the serene surroundings. Bedroom one features an en-suite for added convenience. With allocated parking and ample visitor parking available, this apartment ensures hassle-free parking for residents and guests alike.

In addition, water is included in the management fees, providing a practical and cost-effective solution for residents. The property benefits from a long lease, giving peace of mind for long-term enjoyment.

Situated in a vibrant location, residents can enjoy the community spirit and local amenities that enhance the living experience. With convenient access to transport links and a range of local businesses, this apartment offers a perfect blend of comfort and accessibility. Early viewing recommended.

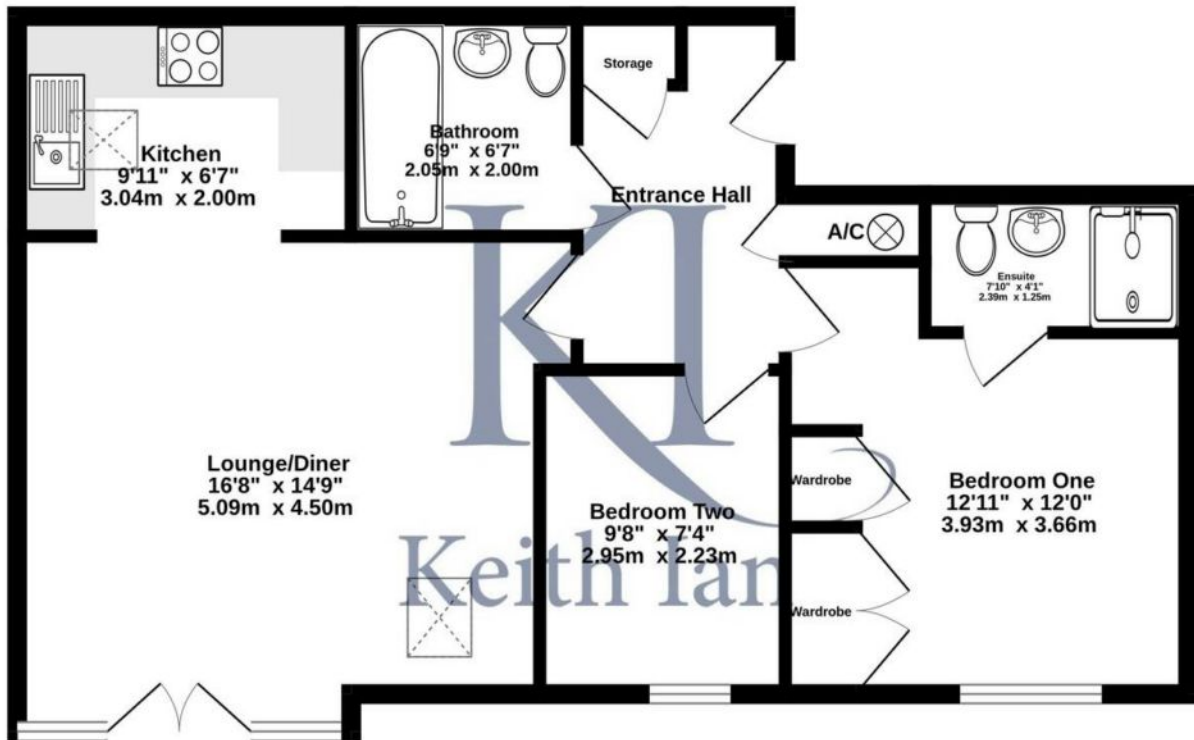
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Third Floor
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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