



Winnipeg Way, Broxbourne EN10 6FH

welcome to

Winnipeg Way, Broxbourne

William H Brown are delighted to bring to market this, bright and spacious two bedroom top floor apartment situated in a popular residential location. An early internal viewing is recommended to avoid missing out.



**Accommodation Comprising Of:
Entrance Hall**

Laminated flooring, entry phone system, two cupboards.

Lounge

17' 2" x 13' 8" (5.23m x 4.17m)

Double glazed window to rear aspect, juliette balcony, laminated flooring.

Kitchen

10' x 7' 2" (3.05m x 2.18m)

A range of wall and base units with complimenting worktops, laminated flooring, integrated oven, electric hob and extractor fan, integrated fridge freezer, plumbing for washing machine.

Bedroom 1

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed window to rear aspect, laminated flooring, two built in wardrobe.

En-Suite

Shower cubicle, tiled flooring, part tiled walls, WC, wash hand basin.

Bedroom 2

9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window to rear aspect, laminated flooring.

Bathroom

Paneled bath, tiled flooring, part tiled walls, wash hand basin, WC.



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Winnipeg Way, Broxbourne

- Two bedrooms
- Bathroom and en-suite
- Spacious accommodation throughout
- Good lease
- Allocated parking

Tenure: Leasehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 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.



Property Ref:
BRX108272 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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