



**Winnipeg Way, Broxbourne EN10 6FG**



**welcome to**

## **Winnipeg Way, Broxbourne**

William H Brown are delighted to bring to market this lovely two bedroom ground floor apartment situated in a popular residential location with a garage!

### **Accommodation Comprising Of: Entrance Hall**

Two cupboards, laminated flooring, storage radiator.

### **Lounge**

18' 2" x 15' 7" ( 5.54m x 4.75m )

Laminated flooring, storage radiator, french doors to communal gardens.

### **Kitchen**

7' 8" x 7' 5" ( 2.34m x 2.26m )

Double glazed window to rear aspect, wall and base units with complimentary worktops, integrated oven, hob and extractor fan, plumbing for washing machine, stainless steel sink, laminated flooring.

### **Bedroom 1**

12' 6" x 10' ( 3.81m x 3.05m )

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

### **En Suite**

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

### **Bedroom 2**

8' 9" x 7' 8" ( 2.67m x 2.34m )

Double glazed window to front aspect, storage radiator, laminated flooring.

### **Bathroom**

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

### **Exterior**

Allocated Parking





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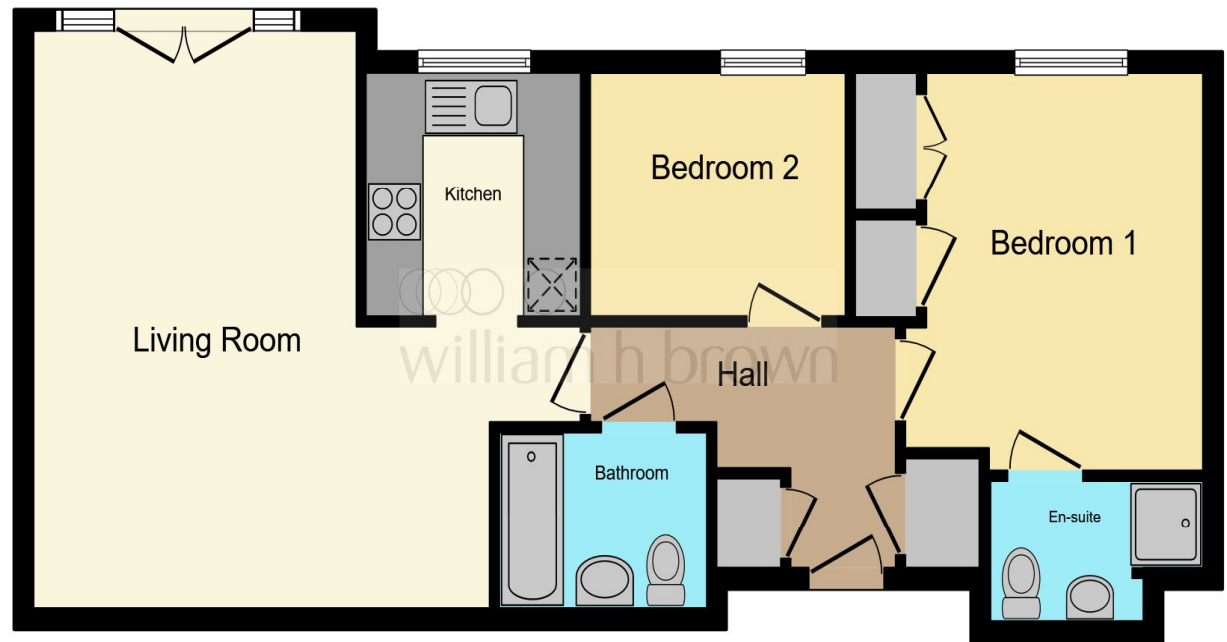
## Winnipeg Way, Broxbourne

- Two Bedrooms
- Family Bathroom And En-Suite
- Garage
- Spacious Throughout
- Popular Residential Location

Tenure: Leasehold EPC Rating: C

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.

**£270,000**



Total floor area 63.6 sq.m. (684 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
BRX108953 - 0002

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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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