



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" max x 15' 7" max (5.54m max x 4.75m max)

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" max x 10' max into the wardrobe (3.81m max x 3.05m max into the wardrobe)

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.

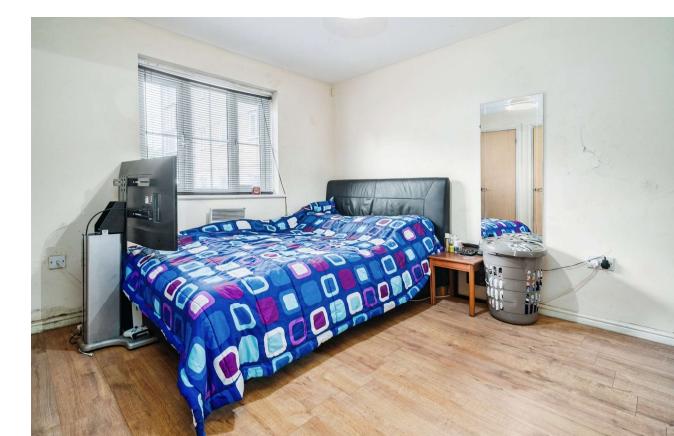
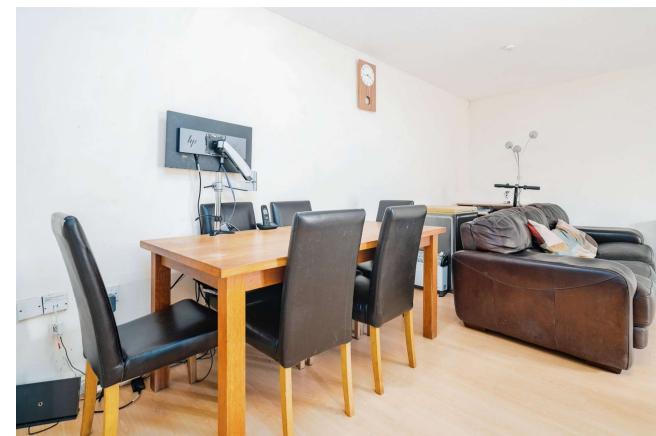


Bathroom

Panelled 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

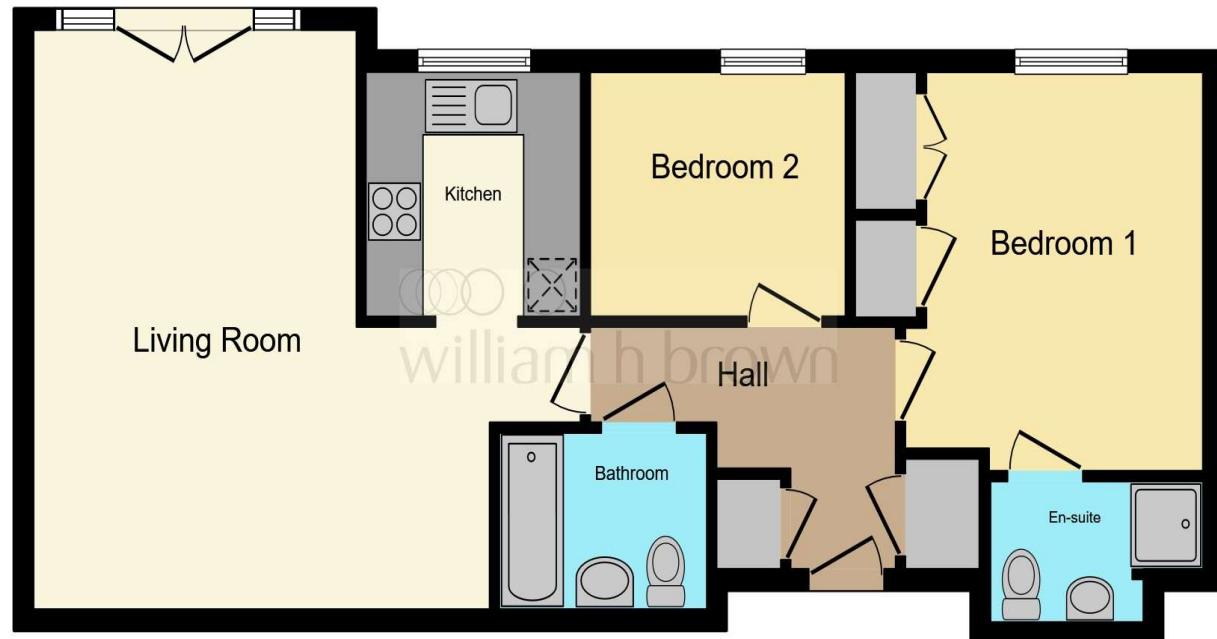
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 500.00

Ground Rent: 125.00

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.

£250,000



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 - 0004

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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