



**Winnipeg Way, Broxbourne EN10 6FH**

**welcome to**

## **Winnipeg Way, Broxbourne**

William H Brown are delighted to bring to market this lovely chain free two bedroom two bathroom apartment situated in a popular residential location with stunning views. An internal viewing is a must!

### **Hallway**

lamineate floor, phone system

### **Living Room**

16' 9" x 16' 6" ( 5.11m x 5.03m )  
juliette balcony, laminate floor

### **Bedroom 1**

11' 8" x 11' 5" ( 3.56m x 3.48m )  
double glazed window, cupboard, laminate floor

### **En-Suite**

shower cubicle, wc, wash hand basin

### **Bedroom 2**

8' 8" x 7' 6" ( 2.64m x 2.29m )  
double glazed window, laminate floor

### **Kitchen**

7' 6" x 5' 8" ( 2.29m x 1.73m )  
wall and base units, integrated oven, plumbing for a washing machine

### **Exterior**

allocated parking







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## Winnipeg Way, Broxbourne

- Chain free
- Two bedrooms
- Family bathroom and en-suite
- Popular location
- 

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£270,000**



Total floor area 59.3 m<sup>2</sup> (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX107913 - 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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