



FORTUNE & COATES

The People's Estate Agent

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92 Winnipeg Way, Broxbourne, EN10 6FH

Guide price £275,000

Guide price- £275,000-£300,000

Fortune and Coates are excited to welcome to the market this lovely two bed flat situated in the sought after and popular location of Winnipeg Way, Broxbourne.

This delightful property features an inviting entrance hallway that not only provides access to all rooms but also offers additional cupboard space for your convenience.

The heart of the home is the open plan kitchen and lounge, which creates a spacious and cosy atmosphere, perfect for both relaxation and entertaining. The lounge is enhanced by French doors that open out onto a mock balcony, allowing natural light to flood the space and providing a lovely view.

Lounge/diner 18'10" x 18'2" (5.75 x 5.56)

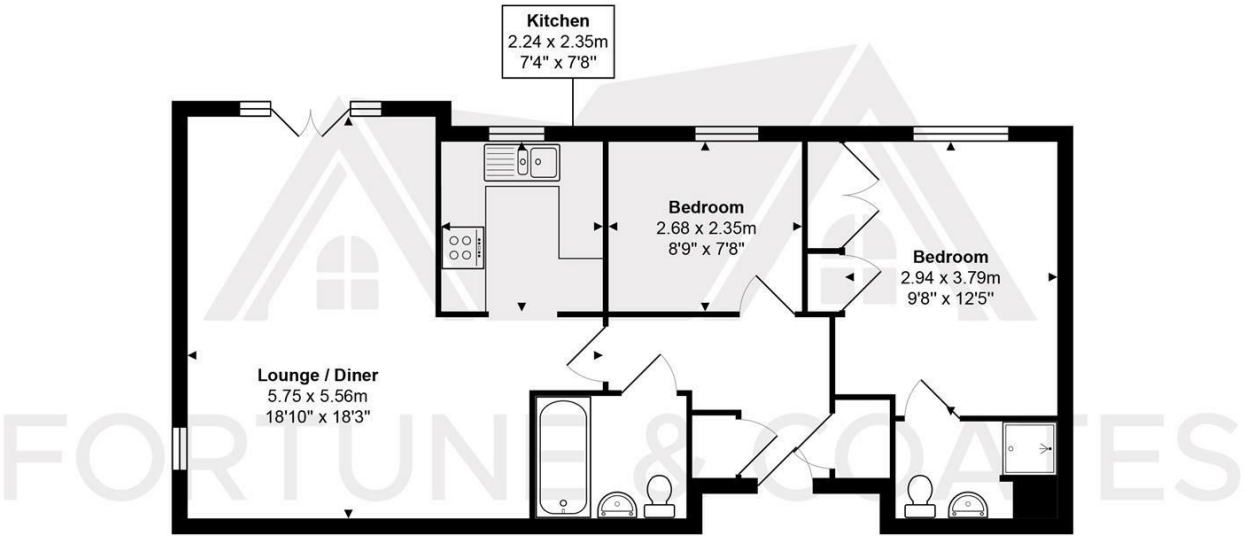
Kitchen 7'4" x 7'8" (2.24 x 2.35)

Bedroom 9'7" x 12'5" (2.94 x 3.79)

Bedroom 8'9" x 7'8" (2.68 x 2.35)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

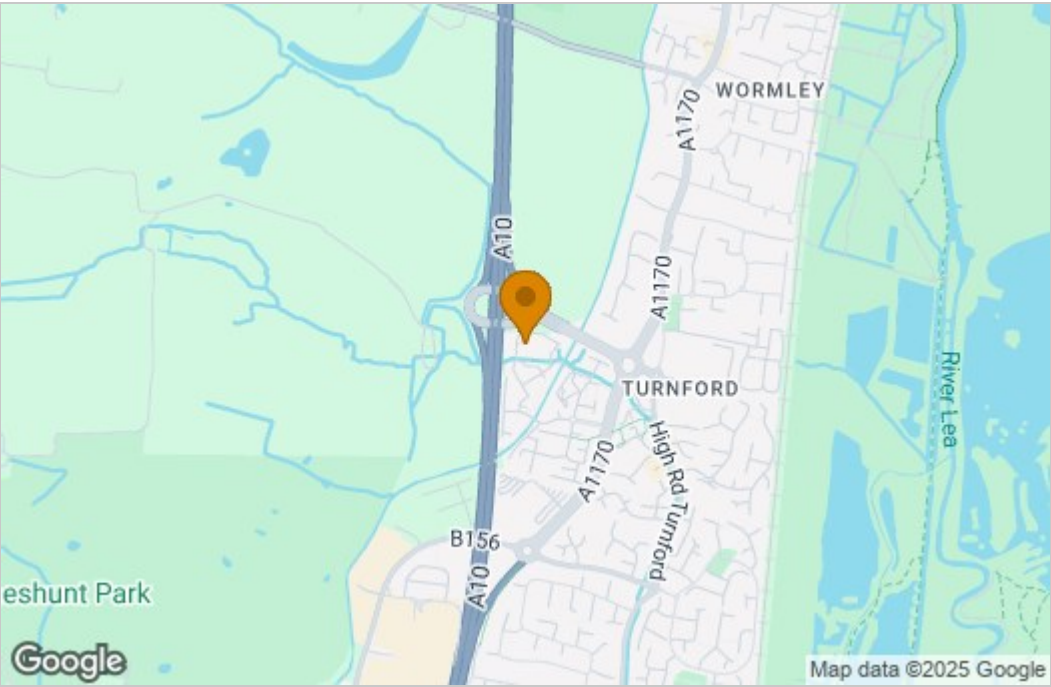


Total Area: approx. 62.3 m² ... 671 ft²

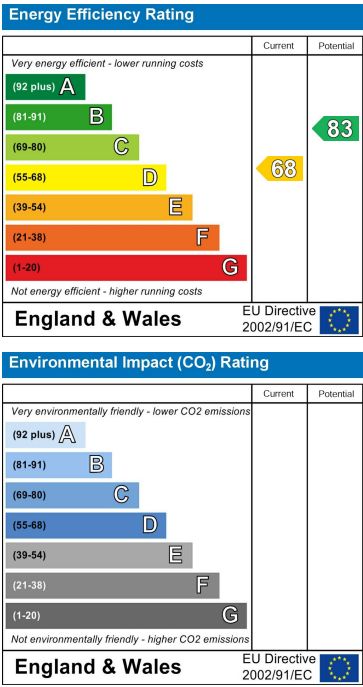
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.