



Winnipeg Way, Broxbourne, EN10 6FH |
£230,000 | Leasehold

Winnipeg Way, Broxbourne, EN10 6FH

A well-presented top floor apartment offering bright, spacious living with a large open-plan reception room and fitted kitchen, ideal for modern living and entertaining. The reception benefits from a Juliet balcony, flooding the space with natural light, complemented by stylish wood flooring and double glazing throughout. The property features two generous bedrooms, including a principal bedroom with en-suite shower room, plus a modern family bathroom. Further benefits include an intercom entry system, allocated parking and a convenient location close to local amenities and transport links. An ideal first-time buy or investment opportunity – ready to move straight into and offered chain free.

Key features

- Chain-Free
- Top Floor Apartment
- Spacious Lounge
- Security Entry System
- Two Spacious Bedrooms
- En-Suite to Principal Bedroom
- Juliette Balcony
- Allocated Parking

Property Information

Tenure
Leasehold

Council Tax
D

EPC Rating
C

Local Authority
Broxbourne Borough Council

Lease Length
103 Years

Service Charge & Ground Rent
SC - £1,761.88 GR - £125



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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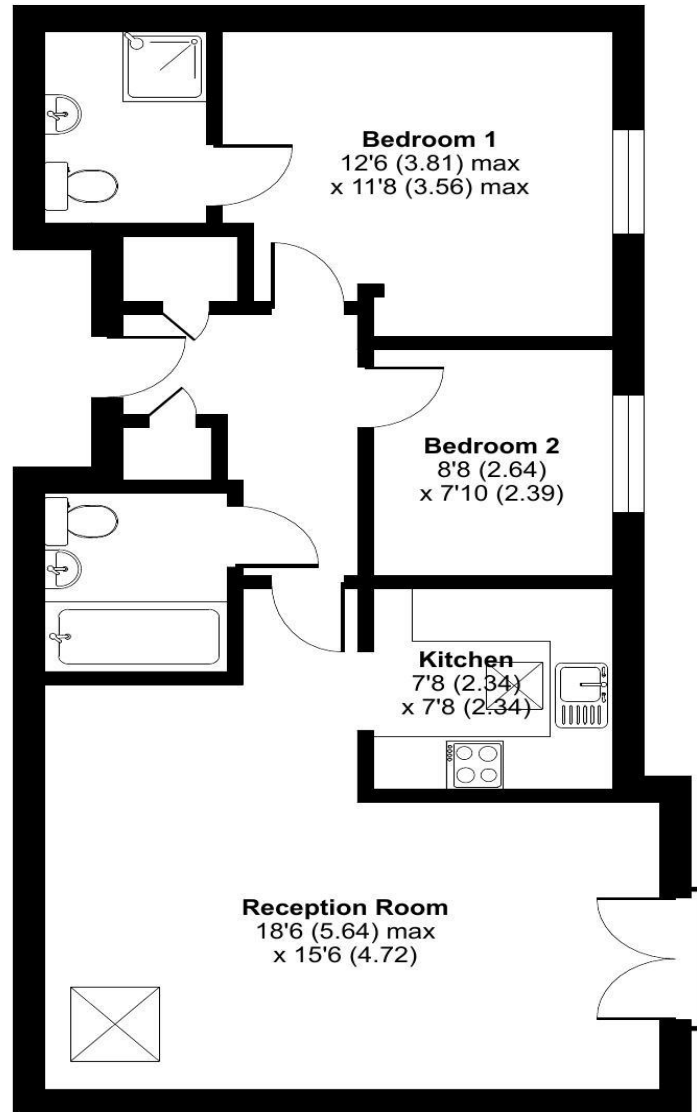




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Approximate Area = 726 sq ft / 67.4 sq m

For identification only - Not to scale



THIRD FLOOR







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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.