

Shepherds
Property Sales & Lettings

Winnipeg Way I Broxbourne I EN10 6FG I £275,000


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Shepherds Estate Agents are delighted to bring to market this lovely and modern two bedroom apartment, situated in a popular and sought after location. This well presented property benefits from a kitchen opening into a large open plan living dining room, two good sized bedrooms with the main bedroom benefiting from an ensuite, and a separate family bathroom. Externally, there is an allocated parking space, visitor bays and a communal bike store. Conveniently located close to Brookfield Farm Shopping Centre and local schools, it makes an ideal choice for first time buyers, investors or families.

Lease Information
Lease years Remaining : 102 Years remaining
Ground Rent : £125 Per Annum
Maintenance £ 1,761 Per Annum

Services connected
Mains drainage, water, electricity

- First Floor Apartment
- Two Bedrooms
- Communal Bike Store
- Entry Phone System
- Ensuite To Bedroom One
- Primary & Secondary School Near by
- Open Kitchen, Lounge Diner
- Allocated Parking Space & Visitor Bays
- Walking Distance To Brookfield Farm Shopping Centre





Communal Front Door

Entry Phone Sysyem

Communal Stairs

1st Floor

Front Door

Entrance Hall
10'5 x 6'4

Kitchen
10 x 6'2

Lounge Diner
16'7 x 14

Bedroom One
13 x 12

En Suite
7'10 x 4

Bedroom Two
9'4 x 7'4

Bathroom
6'9 x 6'2

External

Allocated Parking

Visitor Bays

Communal Bike Store











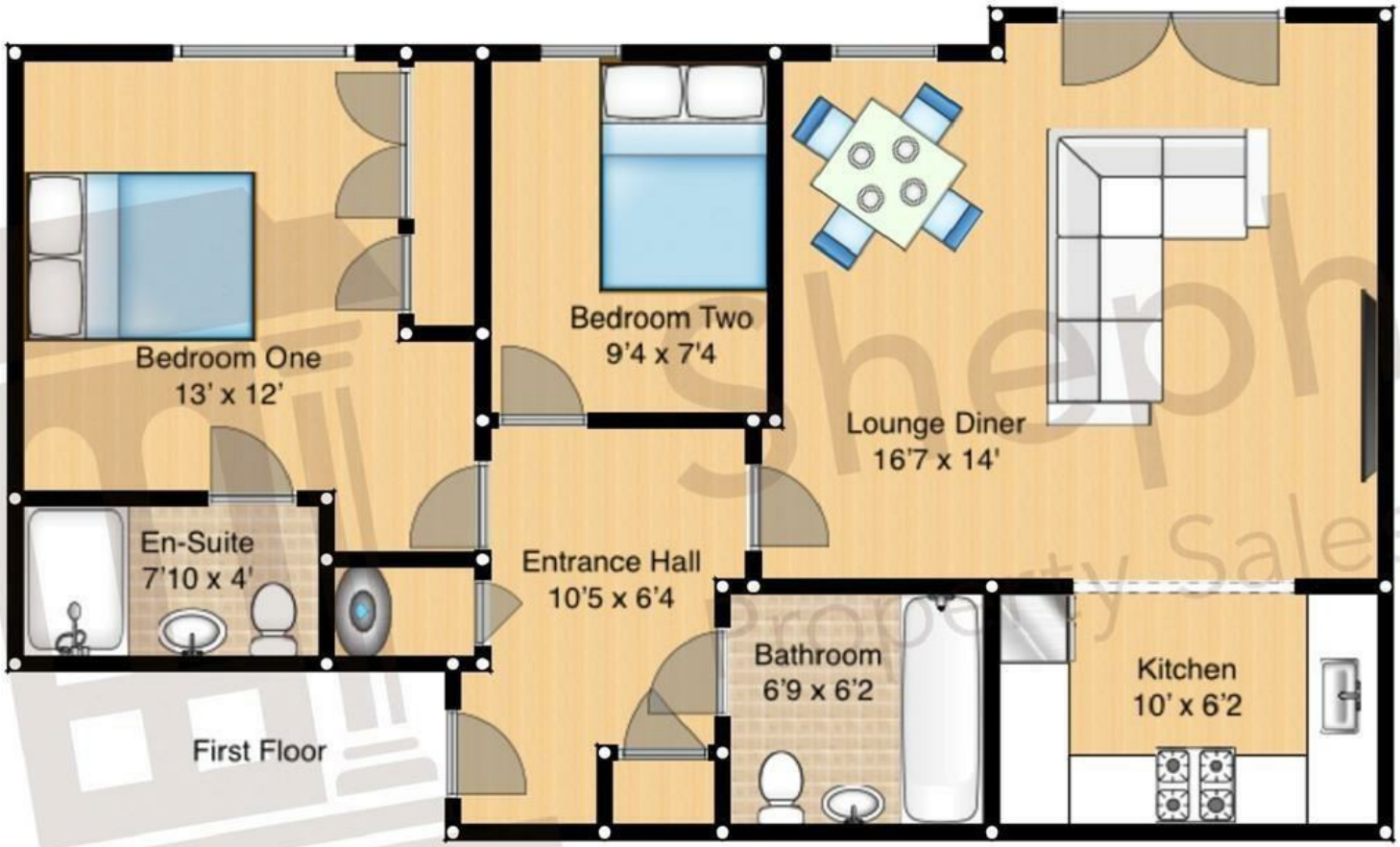
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

2 2 1 C

Tenure :	**Leasehold**
Council:	**Broxbourne**
Tax Band:	**C**

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Winnipeg Way, Turnford





This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid and items shown will not be included. This floorplan is covered by the copyright acr 1988 and cannot be amended or reused without the permission of Shepherds Estate Agents LTD



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