



**Winnipeg Way, Broxbourne EN10 6FH**

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## **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 stunning views. An internal viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Laminate floor, two storage cupboards.

### **Lounge**

18' 9" x 18' 4" ( 5.71m x 5.59m )

Double glazed window to side aspect, french doors.

### **Kitchen**

7' 8" x 7' 4" ( 2.34m x 2.24m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated oven, plumbing for washing machine, integrated dishwasher.

### **Bedroom 1**

12' 7" x 9' 9" ( 3.84m x 2.97m )

Double glazed window to rear aspect, fitted wardrobes, electric radiator.

### **En-Suite**

Vinyl floor, shower cubicle, wc, wash hand basin, part tiled walls.

### **Bedroom 2**

10' 10" x 7' 8" ( 3.30m x 2.34m )

Double glazed window to rear aspect, fitted wardrobe, electric radiator.

### **Bathroom**

Vinyl flooring, part tiled walls, paneled bath, wc, wash hand basin.







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## Winnipeg Way, Broxbourne

- Two bedrooms
- Family bathroom and en-suite
- Allocated parking
- Views out to communal gardens
- Living room

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1884.00

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.

**£275,000**



Total floor area 84.2 m<sup>2</sup> (906 sq.ft.) approx

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BRX109474 - 0002

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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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