



**Winnipeg Way, Broxbourne EN10 6FH**

**welcome to**

## **Winnipeg Way, Broxbourne**

William H Brown are delighted to bring to market this lovely two bedroom first floor apartment situated in a popular residential location with stunning views.

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Two storage cupboards, radiator.

#### **Lounge**

16' 9" x 16' 6" ( 5.11m x 5.03m )

Juliet balcony, double glazed window to rear aspect, laminate floor, radiator.



#### **Kitchen**

7' 6" x 5' 8" ( 2.29m x 1.73m )

A range of wall and base units with complimenting worktops, laminate floor, tiled walls, integrated oven, extractor fan, plumbing for fridge freezer, plumbing for washing machine.

#### **Bedroom 1**

11' 8" max x 11' 5" max ( 3.56m max x 3.48m max )

Double glazed window to front aspect, fitted wardrobe, radiator.

#### **En-Suite**

Shower cubicle, wc, wash hand basin, tiled walls, tiled floor.

#### **Bedroom 2**

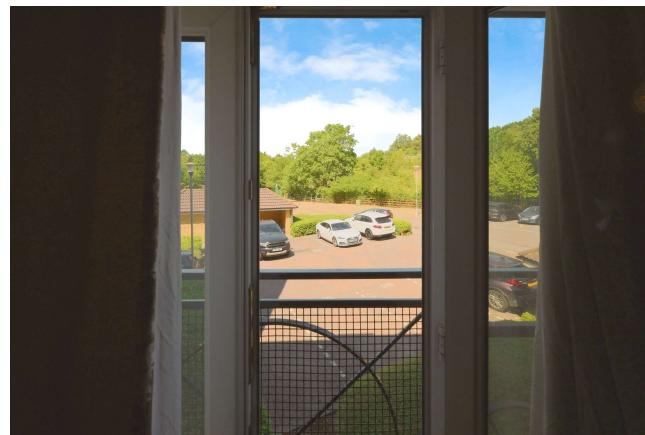
8' 8" x 7' 6" ( 2.64m x 2.29m )

Double glazed window to front aspect, radiator.



#### **Bathroom**

Paneled bath, wc, radiator, tiled floor, tiled walls, wash hand basin.



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- Two Bedrooms
- Family Bathroom and en-suite
- Allocated Parking
- Living Room
- Popular residential location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1643.00

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.

**£240,000**



Total floor area 61.3 m<sup>2</sup> (659 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:  
BRX109261 - 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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