



## 88 Winnipeg Way

Broxbourne, EN10 6FH

**£290,000**

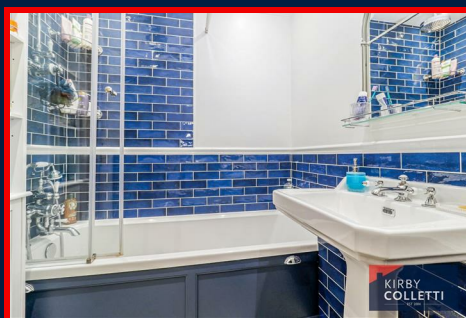


KIRBY COLLETTI are delighted to bring to market this beautifully presented TWO BEDROOM FIRST FLOOR APARTMENT ideally situated within easy access to Brookfield Retail Park, Cheshunt Train Station with excellent service into London and A10/M25 Road links.

The property benefits from Stunning Lounge with Juliette Balcony, Re-Fitted Kitchen, uPVC Double Glazing, Re-Fitted En Suite Shower Room to Bedroom One, Re-Fitted Bathroom/W.C, Security Entryphone, Allocated Parking Bay and Visitor Bays.



- TWO BEDROOM FIRST FLOOR APARTMENT
- RE-FITTED KITCHEN
- ALLOCATED PARKING BAY
- EASY ACCESS TO A10/M25
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE TO BEDROOM ONE
- VISITORS PARKING BAYS
- LOUNGE WITH JULIETTE BALCONY
- RE-FITTED BATHROOM/W.C
- CLOSE TO BROOKFIELD FARM



## Accommodation

Communal front door via entry phone to communal entrance hall with stairs to first & second floors. Front door to:

### Entrance Hall

Storage cupboard. Airing Cupboard. Porcelain tiled floor with under floor heating. Coved ceiling. Recessed spotlights. Door to:

### Open Plan Lounge/Re-Fitted Kitchen

18'9 x 18'3 max (5.72m x 5.56m max)

Dual aspect with Front aspect uPVC double glazed window. Front aspect uPVC double glazed casement door door with Juliette balcony. Side aspect uPVC double glazed window. Porcelain tiled floor with underfloor heating. Recessed spotlights. Coved ceiling.

Re-Fitted Kitchen Area: Range of wall and base mounted units. Quartz worksurfaces. Under mounted sink with mixer tap over. Built in electric hob. Extractor hood over. Built in oven below. Integrated dishwasher, washer/dryer and fridge/freezer.

### Bedroom One

12'6 x 10'1 (3.81m x 3.07m)

Front aspect uPVC double glazed window. Wall mounted Heater. Built in Wardrobe cupboards to one wall. Door to:

### Re-Fitted En Suite Shower Room

7'4 max x 4'4 (2.24m max x 1.32m)

White suite comprising fully tiled shower cubicle. Pedestal wash hand basin. Low level W.C. with concealed cistern. Extractor fan. Recessed spotlights. Partly tiled walls. Tiled floor.

### Bedroom Two

8'10 x 7'8 (2.69m x 2.34m)

Front aspect uPVC double window. Porcelain tiled floor with under floor heating. Coved ceiling.

### Re-Fitted Bathroom

6'10 x 5'6 (2.08m x 1.68m)

White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted shower screen. Pedestal wash hand basin. Low level W.C. with concealed cistern. Partly tiled walls. Extractor fan. Tiled floor. Recessed spotlights. Coved ceiling.

### Exterior

Communal Gardens. Allocated parking bay and ample visitors bays.

### Agents Note

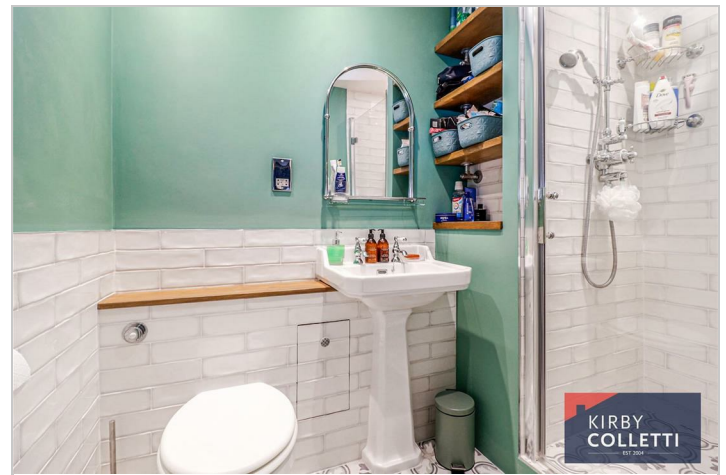
Ground rent: £125 per annum

Service Charge: £1,498.00 per annum

Lease: 125 Year from 01/03/2003 - 102 YEARS REMAINING

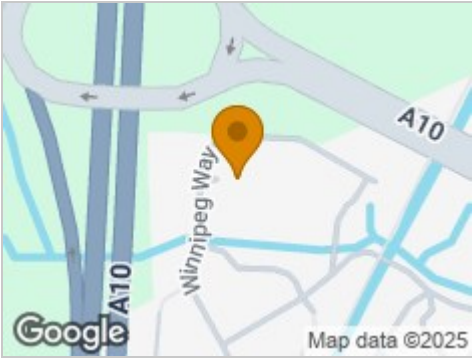
COUNCIL TAX : BAND C







Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

