



**Winnipeg Way, Broxbourne EN10 6FG**

**welcome to**

**Winnipeg Way, Broxbourne**

William H Brown are delighted to bring to market this lovely two bedroom apartment situated in a popular residential location with stunning views. An internal viewing is a must!



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

Two storage cupboard, laminate flooring.

**Lounge**

15' 7" x 14' 9" ( 4.75m x 4.50m )

Double glazed window to rear aspect, juliet balcony, laminate flooring, electric heater.

**Kitchen**

10' 1" x 6' 1" ( 3.07m x 1.85m )

A range of wall and base units with complimenting worktops, integrated oven, laminate flooring.

**Bedroom 1**

13' x 12' ( 3.96m x 3.66m )

Double glazed window to front aspect, two build in wardrobes, electric heater.

**En-Suite**

Wc, shower cubicle, wash hand basin, tiled flooring.

**Bedroom 2**

9' 5" x 7' 4" ( 2.87m x 2.24m )

Double glazed window to rear aspect, electric radiator.

**Bathroom**

Paneled bath, part tiled walls, tiled flooring, wc, wash hand basin.

**Exterior**

Allocated parking



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## Winnipeg Way, Broxbourne

- Bathroom and en-suite
- Lovely interior throughout
- Allocated parking
- Two bedrooms
- Popular location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1560.00

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.

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109784 - 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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