



Winnipeg Way, Broxbourne EN10 6FH

welcome to

Winnipeg Way, Broxbourne

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



Accommodation Comprises Of:

Hallway

lamine floor, phone system

Living Room

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

juliette balcony, lamine floor

Kitchen

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

wall and base units, integrated oven, plumbing for a washing machine

Bedroom 1

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

double glazed window, cupboard, lamine floor

En-Suite

shower cubicle, wc, wash hand basin

Bedroom 2

double glazed window, lamine floor

Bathroom

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

Exterior

allocated parking



view this property online williamhbrown.co.uk/Property/BRX109879



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Winnipeg Way, Broxbourne

- Chain free
- Two bedrooms
- Family bathroom and en-suite
- Popular location
-

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX109879](https://www.williamhbrown.co.uk/Property/BRX109879)



Property Ref:
BRX109879 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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