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Winnipeg Way, Broxbourne EN10 6FH

£265,000 Leasehold

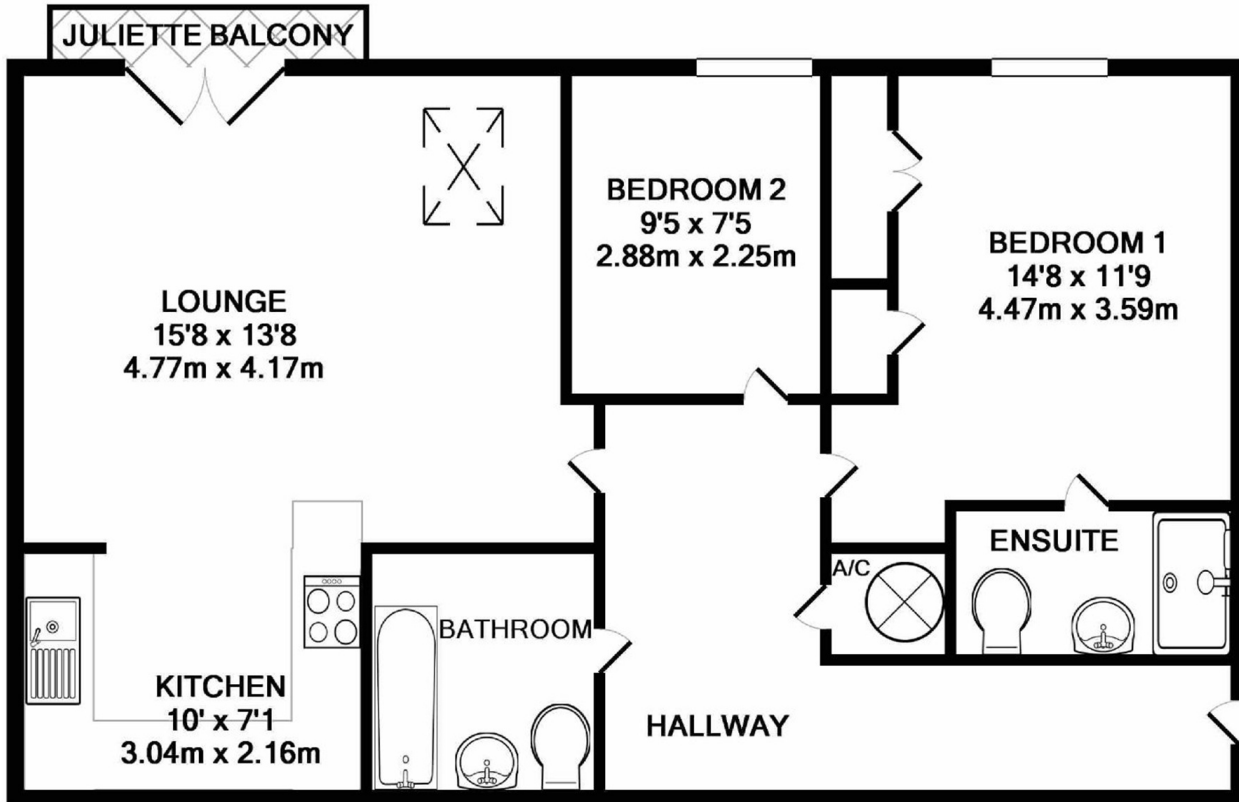
- Chain free
- Ensuite to master bedroom
- Allocated parking
- Top floor apartment
- Juliet balcony
- Close proximity to A10/ Brookfield shopping centre

Winnipeg Way is a chain free, two bedroom, two bathroom, top floor apartment situated in Broxbourne. As you enter the apartment, you are welcomed into a generous hallway, with open plan living leading to a Juliet balcony. The property features two double bedrooms, ensuite to master bedroom and allocated parking. It is located in an attractive development, within walking distance to Brookfield shopping centre and great links to the A10/M25. This is an ideal purchase for first time buyers/investors.

105 years approximately remaining on lease *Service charge is £91 per calendar month* *Ground rent is £150 per annum*



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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