



Winnipeg Way, EN10 6FH
Broxbourne





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Kings Group are delighted to present this BEAUTIFUL TWO BEDROOM THIRD FLOOR APARTMENT, BEING SOLD CHAIN FREE !!!

GUIDE PRICE £250,000 - £270,000

This well-presented two-bedroom third-floor apartment offers spacious and modern accommodation throughout, ideal for first-time buyers, professionals, or investors alike.

The property is accessed via a secure entry phone system and opens into a welcoming entrance hall, which benefits from two useful storage cupboards. To the right-hand side is the generous master bedroom, complete with its own en-suite shower room. Straight ahead from the hallway is the second bedroom, offering flexible accommodation suitable for guests, children, or a home office.

To the left of the hallway is the main family bathroom, fitted with a contemporary suite. Further along, the apartment opens into a bright and spacious open-plan lounge, dining, and kitchen area, creating an ideal space for both relaxing and entertaining.

Externally, the property benefits from allocated parking and is offered with approximately 101 years remaining on the lease.

£250,000



- **TWO BEDROOM APARTMENT**
- **LEASEHOLD**
- **101 YEAR LEASE REMAINING**
- **BEAUTIFULLY PRESENTED**
- **EASY ACCESS TO A10 AND M25**

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Winnipeg Way has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Winnipeg Way also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools

Local schools may be an important criteria in your search which in addition to the above that Winnipeg Way offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

- **CHAIN FREE**
- **ALLOCATED PARKING**
- **IDEAL FOR FIRST TIME BUYERS**
- **CLOSE TO POPULAR SCHOOLS**
- **NEAR BROOKFIELD SHOPPING CENTRE**

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - Approx 102 Years Remaining

Service Charge - £1650 Per Annum

Ground Rent - £125 Per Annum



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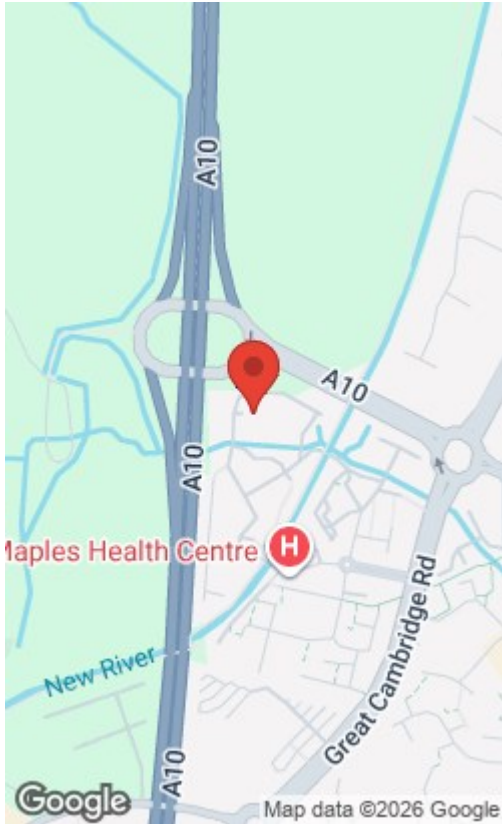


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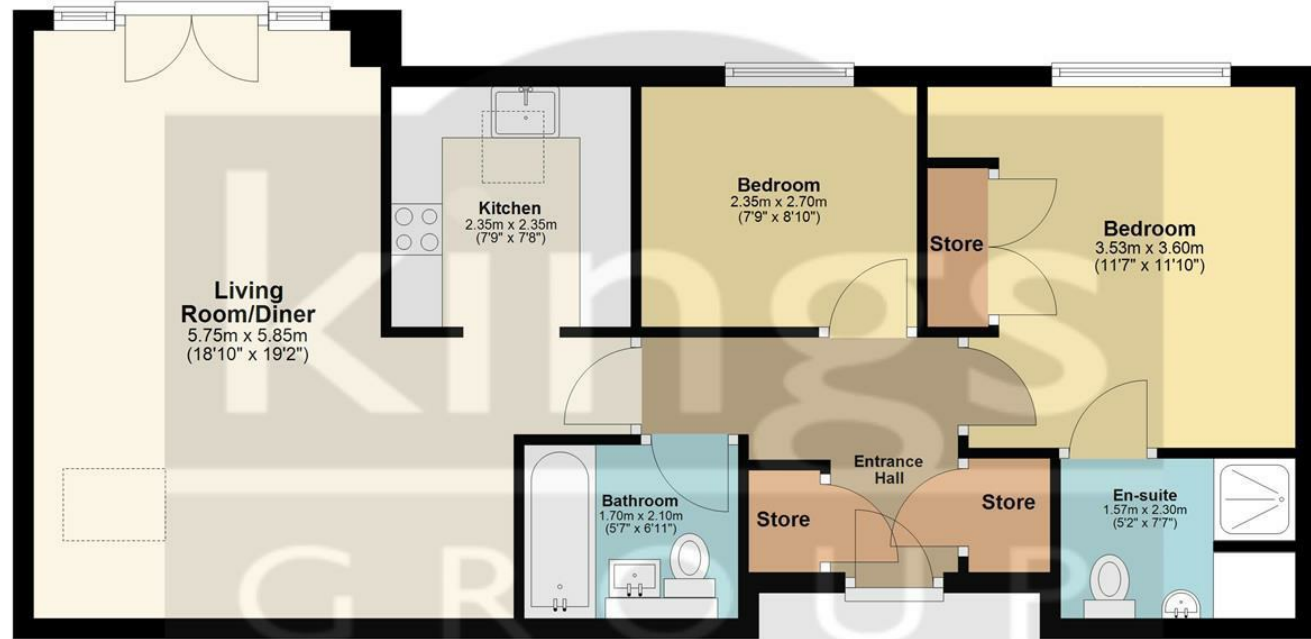
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[69-80] C		[69-80] C	
[55-68] D		[55-68] D	
[39-54] E		[39-54] E	
[21-38] F		[21-38] F	
[1-20] G		[1-20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Third Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



Total area: approx. 64.7 sq. metres (696.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Winnipeg Way

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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