



paulwallace

Winnipeg Way, Broxbourne, EN10 6FH |  
£239,995 | Leasehold



## Winnipeg Way, Broxbourne, EN10 6FH

**\*NO CHAIN\*** A bright second-floor TWO-BEDROOM flat situated in this popular development in TURNFORD, close to the BROOKFIELD SHOPPING CENTRE. The flat features TWO bathrooms (one en-suite) SPACIOUS LOUNGE with BALCONETTE giving views across COMMUNAL GARDENS, kitchen with appliances, OWN PARKING SPACE and 103-year LEASE. Annual Service Charge £1,761 and Ground Rent £125.

### Key features

- Second Floor Two Bed Flat
- Two Bathrooms
- Spacious Lounge
- Kitchen with Appliances
- Views Across Communal Grounds
- 103-Year Lease
- No Chain
- Own Parking Space

### Property Information

Tenure

Leasehold

Council Tax

C

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

103 Years

Annual Service Charge & Ground Rent

SC - £1,761

GR - £125



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**Opening Times**

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

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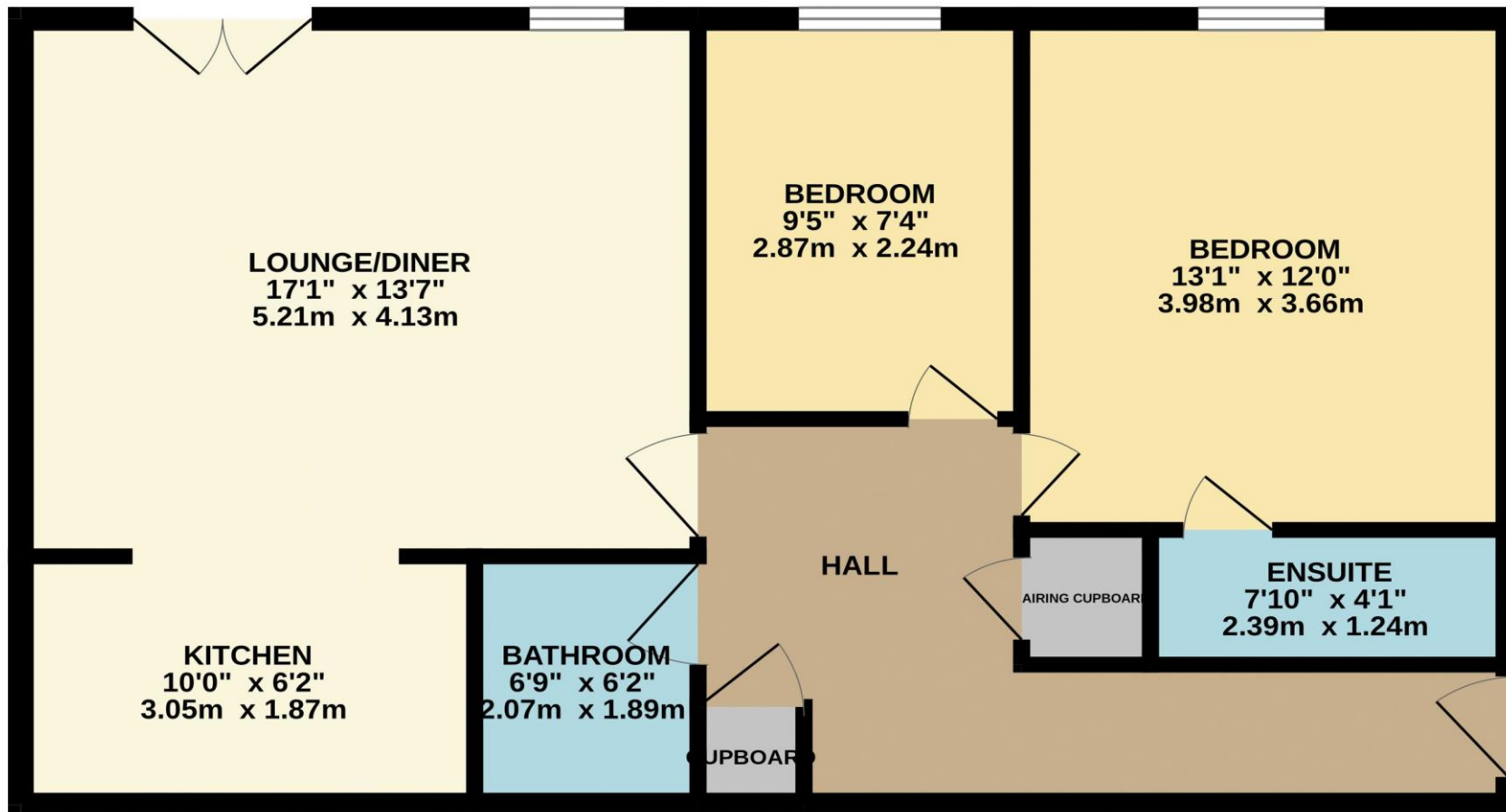








# GROUND FLOOR



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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