

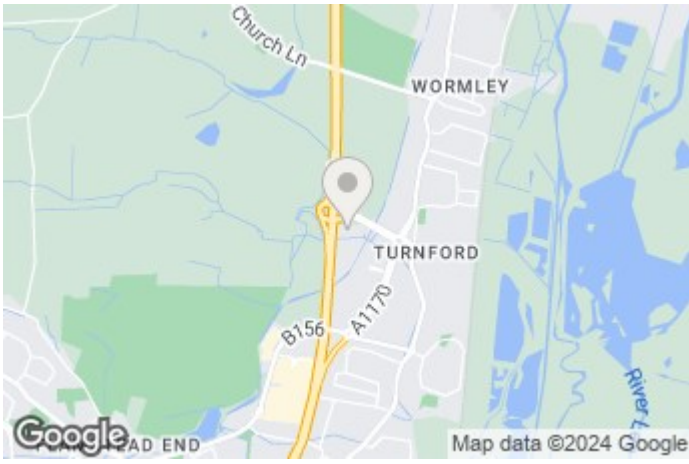


## 52 Winnipeg Way, Broxbourne, EN10 6FH

AVAILABLE NOW! Lanes are pleased to offer this TWO BEDROOM, TWO BATHROOM APARTMENT which is located in the popular development of Canada Fields. The property is positioned conveniently near to the A10 Road Network, with close connections to the M25, easy access to both Broxbourne and Cheshunt Train Station, and a short walk to the Brookfield Shopping Complex, as well as various other local amenities.

The property benefits from being NEUTRALLY DECORATED THROUGHOUT, PERMIT PARKING, Juliette balcony, three-piece bathroom, shower room en-suite to bedroom one, built in wardrobes to bedroom one, electric heating, double glazing, entry phone system, and much more.

£1,400



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

