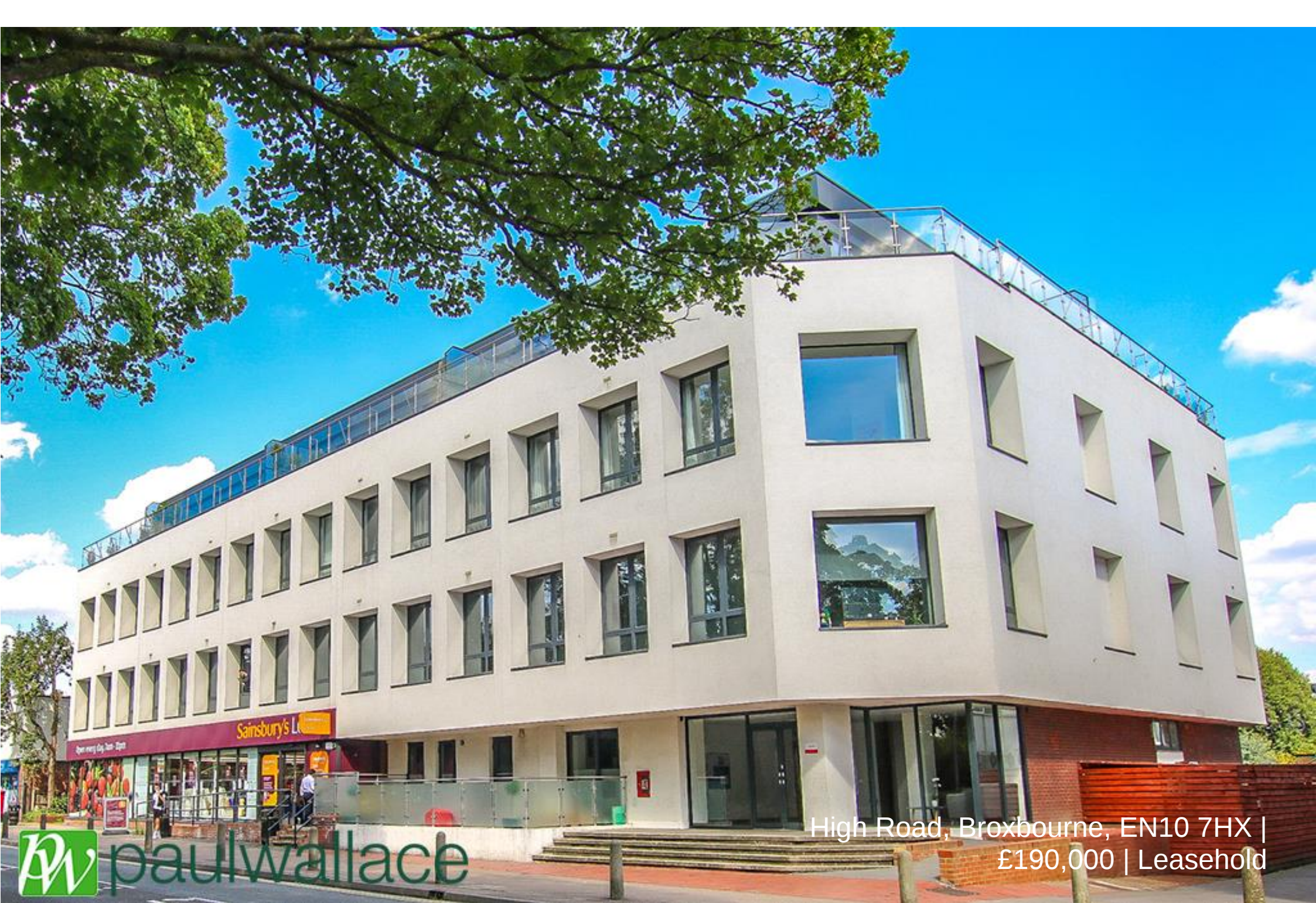




High Road, Broxbourne, EN10 7HX

A beautifully presented second-floor studio apartment, forming part of a highly regarded development in the heart of Broxbourne — just a short walk from Broxbourne Station, local shops, and riverside walks along the Lea Valley. The property offers bright, well-designed accommodation with an excellent sense of space, including an open-plan kitchen/living area fitted with modern units, integrated appliances, and sleek work surfaces. There is a separate sleeping area with space for wardrobes, and a superb bathroom/W.C. finished to a contemporary standard. Further benefits include underfloor heating, double-glazed windows, a video entry system, and allocated parking, together with an additional private storage unit. This superb apartment combines stylish presentation with an ultra-convenient location — ideal for first-time buyers, investors, or commuters seeking a low-maintenance home within minutes of the station.

- Beautifully presented second-floor studio apartment

- Stunning kitchen with integrated appliances

- Contemporary bathroom/W.C.

- Video entry system & private storage unit

- Highly sought-after development in central Broxbourne

- Spacious open-plan living area & separate sleeping space

- Double-glazed windows & electric underfloor heating

- Allocated parking | Walk to station & local amenities

Tenure - Leasehold

Council Tax - C

EPC Rating - C

Local Authority
Broxbourne Borough Council

Lease Length - 117 years

Service Charge & Ground Rent
£1672 per annum

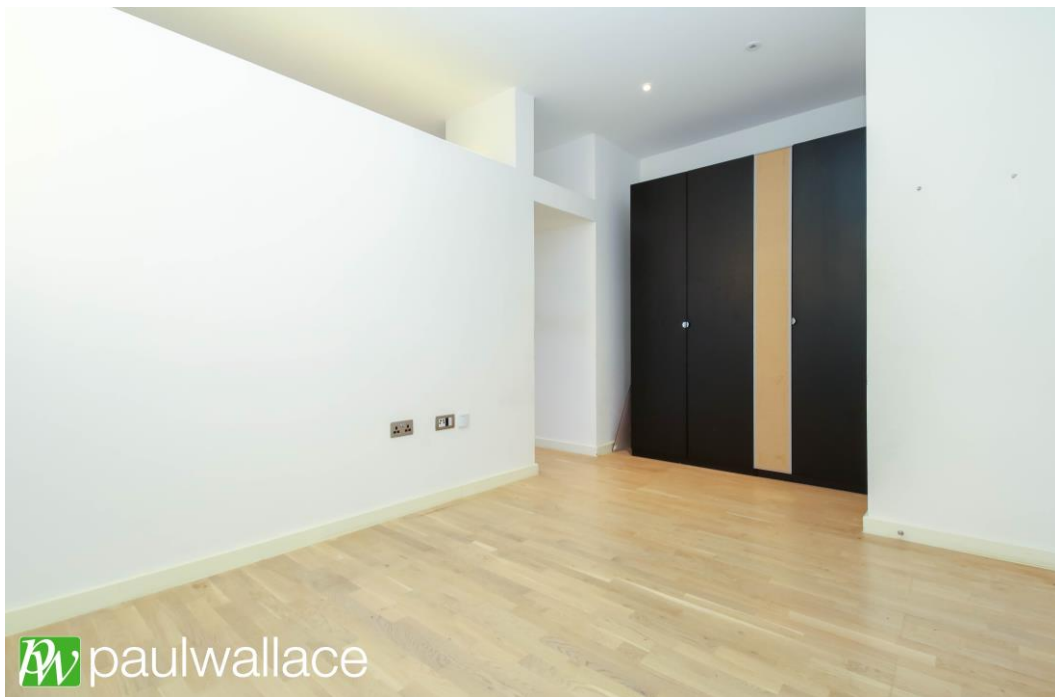


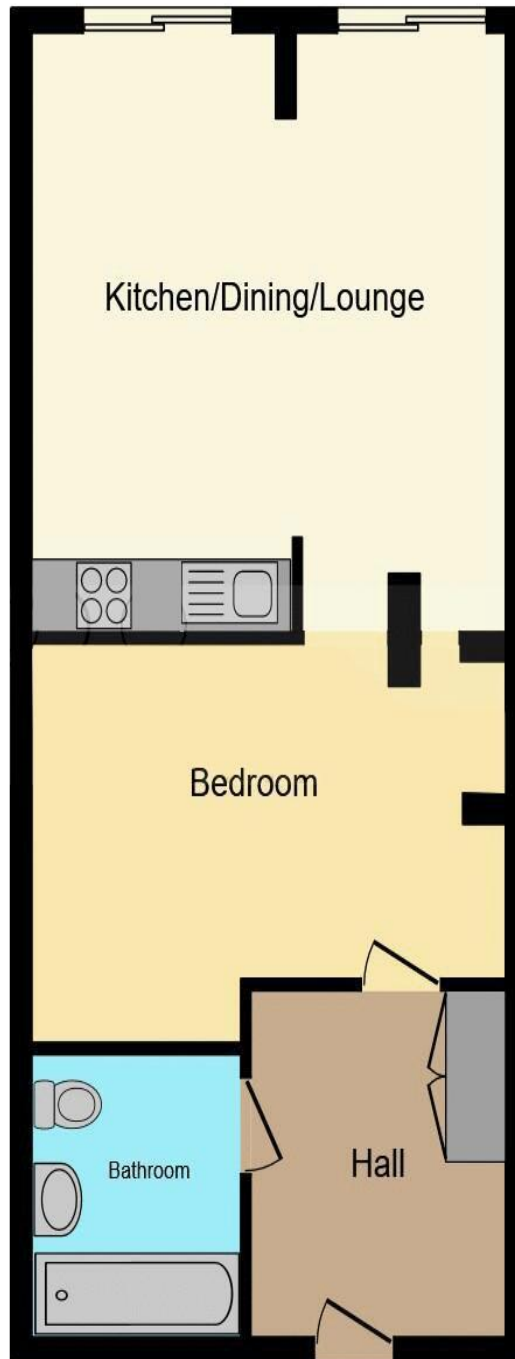
 paulwallace
estate agents

hoddesdon@paulwallace.co.uk

01992 466471







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET

 01992 466471

 hoddesdon@paulwallace.co.uk

 www.paulwallace.co.uk



Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.