



**Shepherds**

Property Sales & Lettings

Churchfields | Broxbourne | EN10 7JX | Offers In Excess Of £315,000



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# Churchfields | Broxbourne | EN10 7JX

An impressive character top floor Apartment within a short walk of the popular Broxbourne station that has a fast and frequent rail service to London's Liverpool Street Station with a 23-minute journey time at peak hours. This immaculate 2 Bedroom second floor flat has a large living room with a south facing bay window which is double glazed, a large hallway with doors leading to all rooms, a modern fitted kitchen and 3-piece bathroom with a window. The two bedrooms are to the rear of the property with the second bedroom having a large deep storage wardrobe.

The property has a secure gated car park with an allocated parking space, gas central heating to radiators and double glazing. The main entrance door to the property can be found in Stafford Drive.

The property is Leasehold with a 99 year lease from 2010 (86 remaining) with a Ground Rent £150 per year and a maintenance charge £1693 per year

The property is situated in one of Broxbourne's tree-lined roads in a conservation area. There are all main services provided including, gas, electric, water and drainage.

Agents Note: The owners of the property are including their option of the share of Freehold which will be very useful in the future.

- Second Floor Apartment
- Living /Dining Room
- Parking Space
- 2 Bedrooms
- Gas Central Heating
- Share Of Freehold Included
- Modern Kitchen
- Gated Parking Area
- Vendor Suited



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Communal Hallway

Entrance Door

Hallway

13'2 x 6'10

Living / Dining Room

19'5 x 12'7 max

Kitchen

12'2 x 6'2

Bedroom One

11'8 x 9'

Bathroom

8' x 5'11

Bedroom Two

9' x 7'4 +wd

External

Gated Parking Area

Alocated Parking Space

Bin Store



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**Tenure :** Leasehold - Share of Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** C



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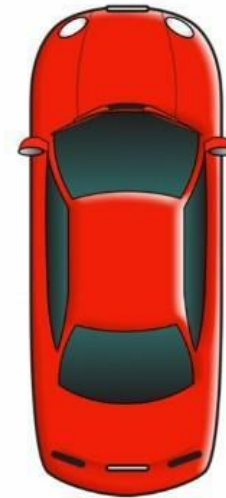


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# Stafford House, Churchfields, Broxbourne



Parking Space in  
A Private Gated  
Parking Area

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

