



Shepherds
Property Sales & Lettings



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Badgers Walk | Broxbourne | EN10 7FX | £495,000



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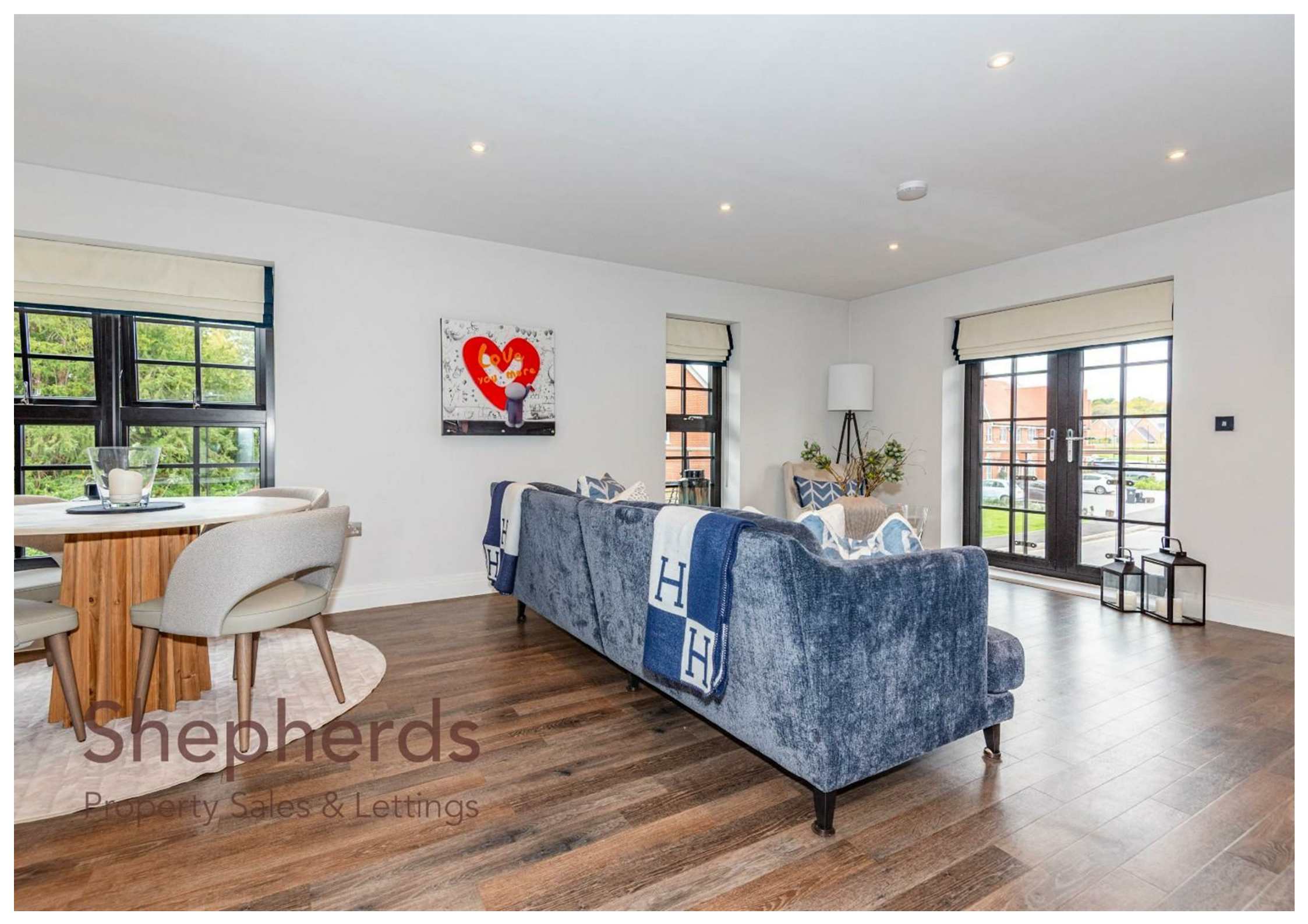
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A beautifully presented luxury two bedroom two bathroom first floor apartment built and completed in 2023 to a high specification finish by Chase New Homes and positioned in the recently constructed Scholars development within easy access to Broxbourne High Road plus the train station with its fast and frequent links to London Liverpool Street. The property is Turn Key ready to live in.

This spacious and bright apartment benefits from lift access to all floors, a lease term remaining of approximately 250 years, no ground rent charge and a low service charge of circa £1,500 per annum plus the remainder of the 10-year Premier build warranty.

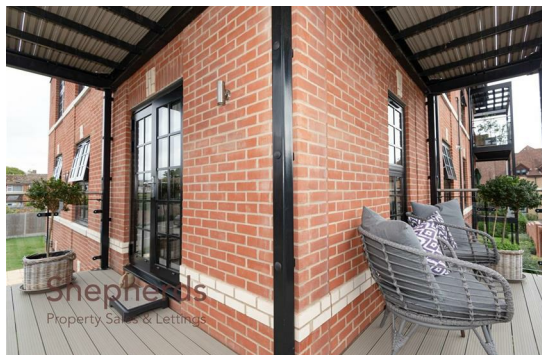
Accommodation spans over 800 sq. ft. comprising an entrance hall with large built-in storage cupboard, superb open-plan kitchen/dining/living space, two double bedrooms with the principal bedroom benefitting from a three-piece en-suite shower room and finally the well-appointed three-piece main bathroom.

Outside
Externally, the property benefits from a superb balcony offering a lovely outside space in which to relax and unwind. There is also allocated parking for two vehicles plus well-maintained communal areas.

If you enjoy the London life or need to commute, Broxbourne Station can have you to Tottenham Hale in as little as 12 minutes and into The City via London Liverpool Street in half an hour with frequent trains.

Broxbourne boasts wide, green spaces aplenty, riverside walks and trails, as well as the extensive Broxbourne Woods which are perfect for hiking and camping. There are fantastic local, independent restaurants and shops in addition to nearby larger chains.

One of the biggest standout features, that draws many new residents to Broxbourne, is the fantastic schools, both private and public such as Haileybury, Heathmount, St. Joseph's and Queenswood to name a few. For public senior schools, the rebuilt The Broxbourne School has become a focal point of the community.



- Modern First Floor Apartment
- 2 Bathrooms
- Under Floor Heating
- Builders Warranty
- Chain Free Turn Key Property
- 2 Double Bedrooms
- Large South & West facing Balcony
- Long Lease
- 2 Parking Spaces
- Lift & Stair Access



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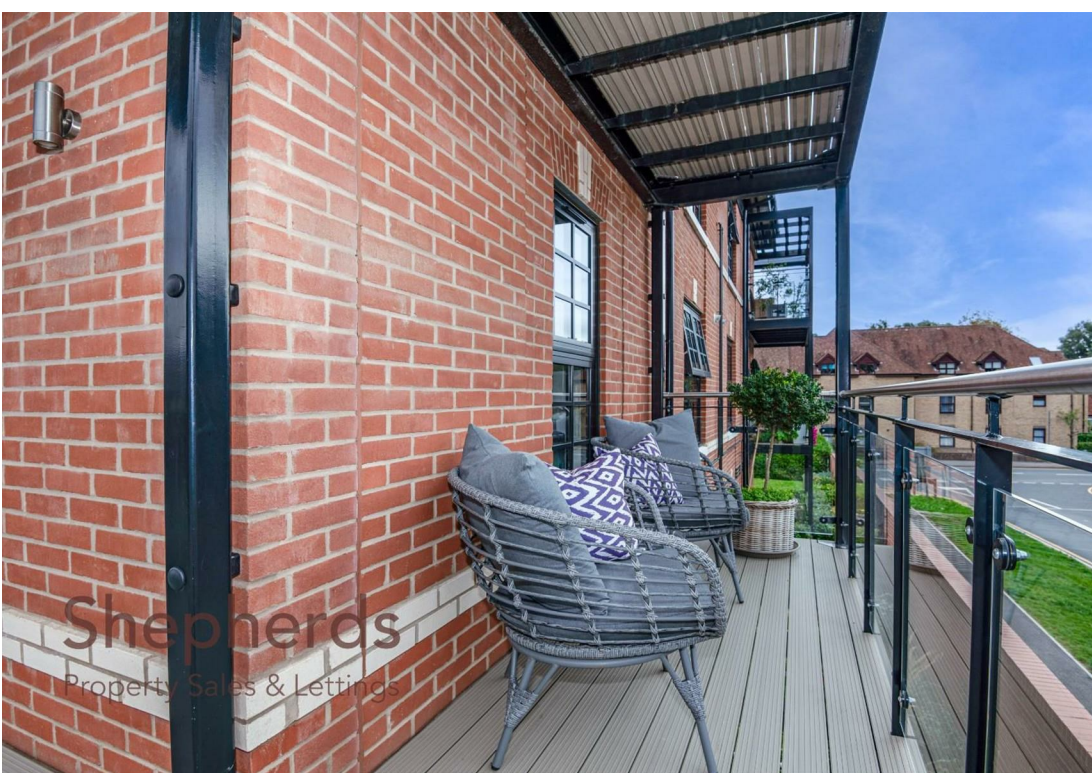


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Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: D



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- Communal Entrance Door
- Lift & Stair Access
- Entrance Door
- Entrance Hall
- Storage Cupboards
- Living /Dining/Kitchenette
- Large Dual Aspect Balcony
- Bedroom One
- En-Suite Shower
- Bedroom Two
- Family Bathroom
- Exterior
- Communal Gardens
- Two Allocated Parking Spaces

Pump House, Badgers Walk, Broxbourne



2 Allocated Parking
Spaces

Total Sq ft Approx 812 + Balcony

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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