



**Pump House Badgers Walk, Broxbourne EN10 7FX**

**welcome to**

**Pump House Badgers Walk, Broxbourne**

William H Brown are excited to bring to the market this stunning and luxurious, two bedroom, two bathroom ground floor apartment to the market situated in the heart of Broxbourne. An internal viewing is simply a must!



**Accommodation Comprises Of:  
Entrance Hall**

Phone entry system, two storage cupboards.

**Lounge / Kitchen Area**

23' 9" x 13' 9" ( 7.24m x 4.19m )

Two double glazed windows to side aspect, french doors, laminate flooring, underfloor heating

**Kitchen**

A range of wall and base units with complimenting worktops, integrated dishwasher, integrated fridge freezer, hob.

**Bedroom 1**

12' 11" x 11' 1" ( 3.94m x 3.38m )

Double glazed window to front aspect, fitted wardrobe.

**En-Suite**

Tiled floor, tiled walls, walk in shower cubicle, chrome heated radiator, under floor heating.

**Bedroom 2**

12' 10" x 8' 10" ( 3.91m x 2.69m )

Double glazed window to front aspect, under floor heating.

**Bathroom**

Tiled floor, part tiled walls, chrome heated radiator, wc, wash hand basin, under floor heating.



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## Pump House Badgers Walk, Broxbourne

- Two bedrooms
- Two bathrooms
- Stunning decor throughout
- Two allocated parking spaces
- Large balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 20 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109709 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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