





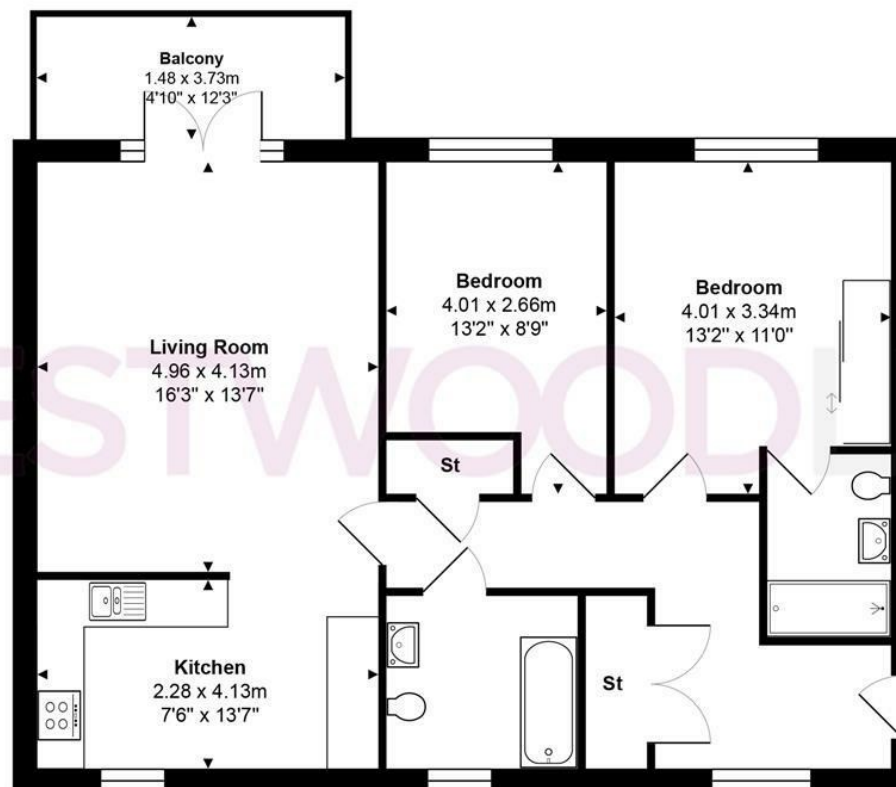
The Scholars, Broxbourne, EN10 7FW

Westwood Leber are delighted to bring to the market this beautifully presented, luxury two-bedroom, two-bathroom top floor apartment built in 2023 to an exceptional specification, forming part of the highly sought-after Scholars development. This bright and spacious home extends to over 800 sq. ft. and benefits from lift access to all floors, a superb open-plan kitchen/dining/living space, two generous double bedrooms, with the principal enjoying a stylish three-piece en-suite, and a contemporary main bathroom. Further advantages include a long lease of approximately 250 years remaining, no ground rent, a low annual service charge of circa £1,500, and the remainder of the 10-year Premier Guarantee build warranty.

Externally, the property boasts a private balcony providing an ideal space to relax and unwind, along with allocated parking for two vehicles and well-maintained communal areas. The Scholars development is ideally positioned within easy reach of Broxbourne High Road, offering a variety of shops, restaurants and everyday amenities, making it perfectly suited to both professionals and downsizers alike.

For commuters, Broxbourne railway station provides fast and frequent services to Tottenham Hale in approximately 12 minutes and London Liverpool Street in around 30 minutes. Broxbourne itself is renowned for its green open spaces, riverside walks and the beautiful Broxbourne Woods, as well as its excellent local schooling, making this an exceptional opportunity to acquire a high-quality home in a prime and well-connected location.





Total Area: approx. 75.8 m² ... 816 ft² (excluding balcony)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.

Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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