

Shepherds
Property Sales & Lettings

Badgers Walk I Broxbourne I EN10 7FW I £445,000


Fire exit
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A beautifully presented luxury two bedroom two bathroom second 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 £1,650 per annum (to be confirmed) 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.

- Top Floor Apartment with Lift
- Living Room/ Kitchenette
- Double Glazing
- Balcony
- Long Lease
- Two Double Bedrooms
- Under Floor Gas Central Heating
- Two Parking Spaces
- Vendor Suited
- Builders Warranty







Communal Entrance Door

Stairs & Lift to Second Floor

Entrance Door

Entrance Hallwy

Utility Cupboard

Living/Kitchenette
23'10 x 13'8

Kitchen Area

Living Area

Balcony
10'4 x 4'3

Bedroom One
13' x 11'

En-Suite Shower Room

Bedroom Two
13' x 8'11

Family Bathroom
6'11 x 6'4

Exterior

Two Parking Spaces

Communal Garden

Communal Bin Store











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Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**D**


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WILLOW HOUSE
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Willow House, Badgers Walk, Broxbourne



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