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Property Sales & Lettings



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Badgers Walk | Broxbourne | EN10 7FW | £465,000



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# Badgers Walk | Broxbourne | EN10 7FW

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.

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



|                               |                      |
|-------------------------------|----------------------|
| Communal Entrance Door        | Bedroom One          |
| Stairs & Lift to Second Floor | 13' x 11'            |
| Entrance Door                 | En-Suite Shower Room |
| Entrance Hallwy               | Bedroom Two          |
| Utility Cupboard              | 13' x 8'11           |
| Living/Kitchenette            | Family Bathroom      |
| 23'10 x 13'8                  | 6'11 x 6'4           |
| Kitchen Area                  | Exterior             |
| Living Area                   | Two Parking Spaces   |
| Balcony                       | Communal Garden      |
| 10'4 x 4'3                    | Communal Bin Store   |



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Tenure : Freehold  
Council: Broxbourne Borough  
Tax Band: D



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# Willow 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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