



SCHOLARS

BROXBOURNE

THE APARTMENTS





The Apartments

SCHOLARS

SET WITHIN THE FORMER GROUNDS
OF THE HIGHLY REGARDED
THE BROXBOURNE SCHOOL,
THE APARTMENTS AT SCHOLARS
OFFER A STUNNING COLLECTION
OF TWO BEDROOM HOMES.





WILLOW HOUSE & THE PUMP HOUSE

Computer generated image is indicative only.



SITE PLAN

- **WILLOW HOUSE**
2 bedroom apartments
814 sqft
- **THE PUMP HOUSE**
2 bedroom apartments
814 sqft





WILLOW HOUSE



Computer generated image is indicative only.



APARTMENTS 139, 142 & 145

GROUND FLOOR (APT. 139)
FIRST FLOOR (APT. 142)
SECOND FLOOR (APT. 145)

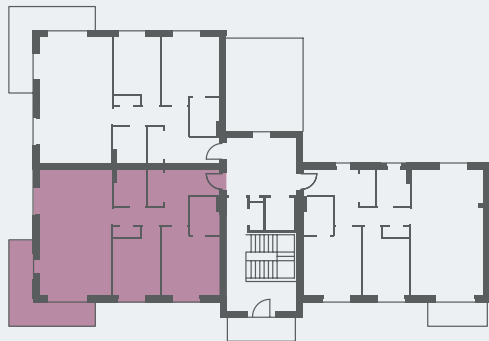


APARTMENTS 139, 142 & 145

	(L) x (W)	
LIVING / KITCHEN	7.28m x 4.18m	23'11" x 13'8"
BEDROOM 1	3.95m x 3.36m	13'0" x 11'0"
BEDROOM 2	3.30m x 2.70m	10'10" x 8'10"
BATHROOM	2.15m x 1.92m	7'1" x 6'3"
ENSUITE	2.23m x 1.70m	7'4" x 5'7"
TOTAL	75.6 sqm	814 sqft

WD - Washer Dryer
HW - Hot Water Cylinder

WILLOW HOUSE



*Garden Terrace to Plot 139.
Floor plans show approximate measurements only, exact layout and sizes may vary, all measurements including total square footage may vary with a tolerance of 5%. Please note that these plans have been sized to fit this page and as a result are not to scale.
Wardrobe positions and sizes are subject to change based on final manufacturer's design.



APARTMENTS 140, 143 & 146

GROUND FLOOR (APT. 140)
FIRST FLOOR (APT. 143)
SECOND FLOOR (APT. 146)

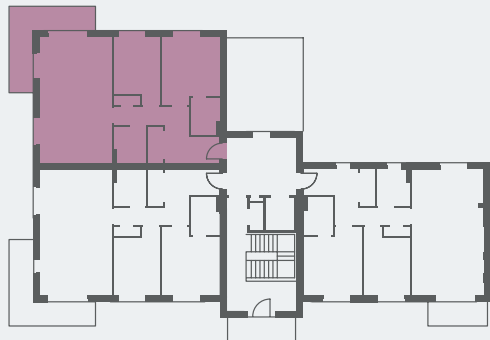


APARTMENTS 140, 143 & 146

	(L) x (W)	
LIVING / KITCHEN	7.28m x 4.18m	23'11" x 13'8"
BEDROOM 1	3.95m x 3.36m	13'0" x 11'0"
BEDROOM 2	3.30m x 2.70m	10'10" x 8'10"
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TOTAL	75.6 sqm	814 sqft

WD - Washer Dryer
HW - Hot Water Cylinder

WILLOW HOUSE

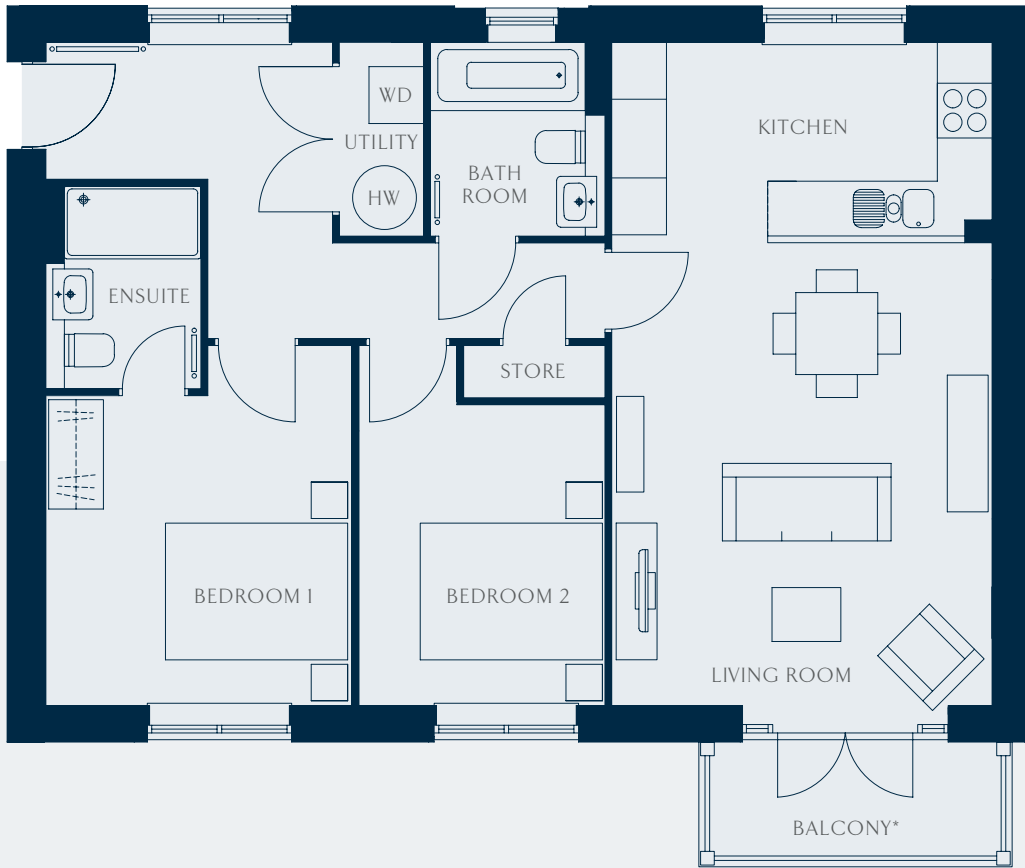


*Garden Terrace to Plot 140.
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APARTMENTS 141, 144 & 147

GROUND FLOOR (APT. 141)
FIRST FLOOR (APT. 144)
SECOND FLOOR (APT. 147)

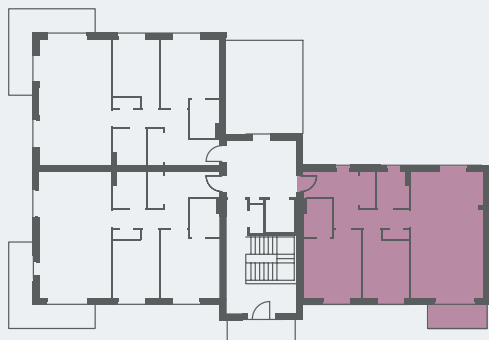


APARTMENTS 141, 144 & 147

	(L) x (W)	
LIVING / KITCHEN	7.28m x 4.18m	23'11" x 13'8"
BEDROOM 1	3.95m x 3.36m	13'0" x 11'0"
BEDROOM 2	3.30m x 2.70m	10'10" x 8'10"
BATHROOM	2.15m x 1.92m	7'1" x 6'3"
ENSUITE	2.23m x 1.70m	7'4" x 5'7"
TOTAL	75.6 sqm	814 sqft

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HW - Hot Water Cylinder

WILLOW HOUSE



*Garden Terrace to Plot 141. Plot 141 hallway window is narrower at 80cm.
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THE PUMP HOUSE

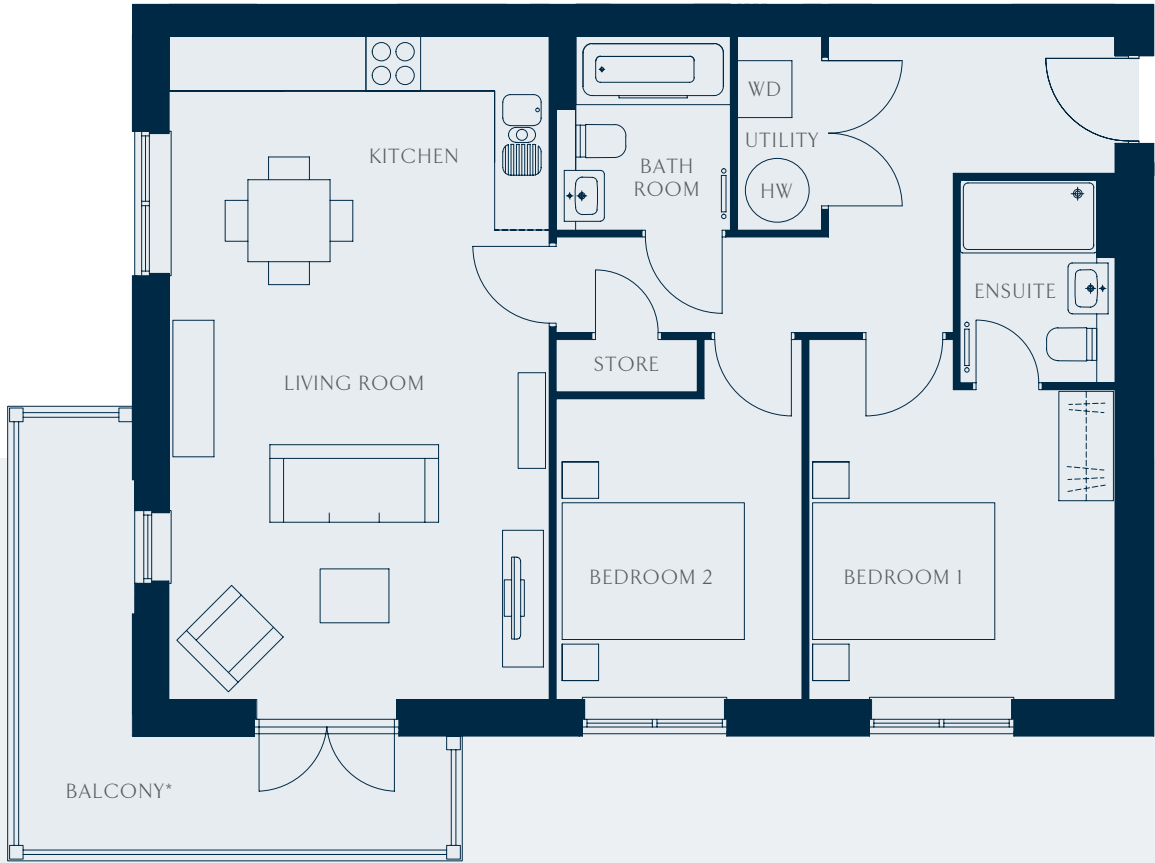


Computer generated image is indicative only.



APARTMENTS 148, 151 & 154

GROUND FLOOR (APT. 148)
FIRST FLOOR (APT. 151)
SECOND FLOOR (APT. 154)

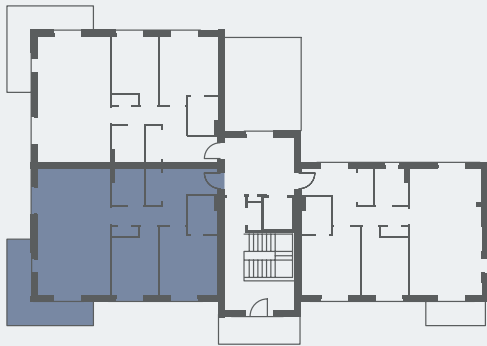


APARTMENTS 148, 151 & 154

	(L) x (W)	
LIVING / KITCHEN	7.28m x 4.18m	23'11" x 13'8"
BEDROOM 1	3.95m x 3.36m	13'0" x 11'0"
BEDROOM 2	3.30m x 2.70m	10'10" x 8'10"
BATHROOM	2.15m x 1.92m	7'1" x 6'3"
ENSUITE	2.23m x 1.70m	7'4" x 5'7"
TOTAL	75.6 sqm	814 sqft

WD - Washer Dryer
HW - Hot Water Cylinder

THE PUMP HOUSE

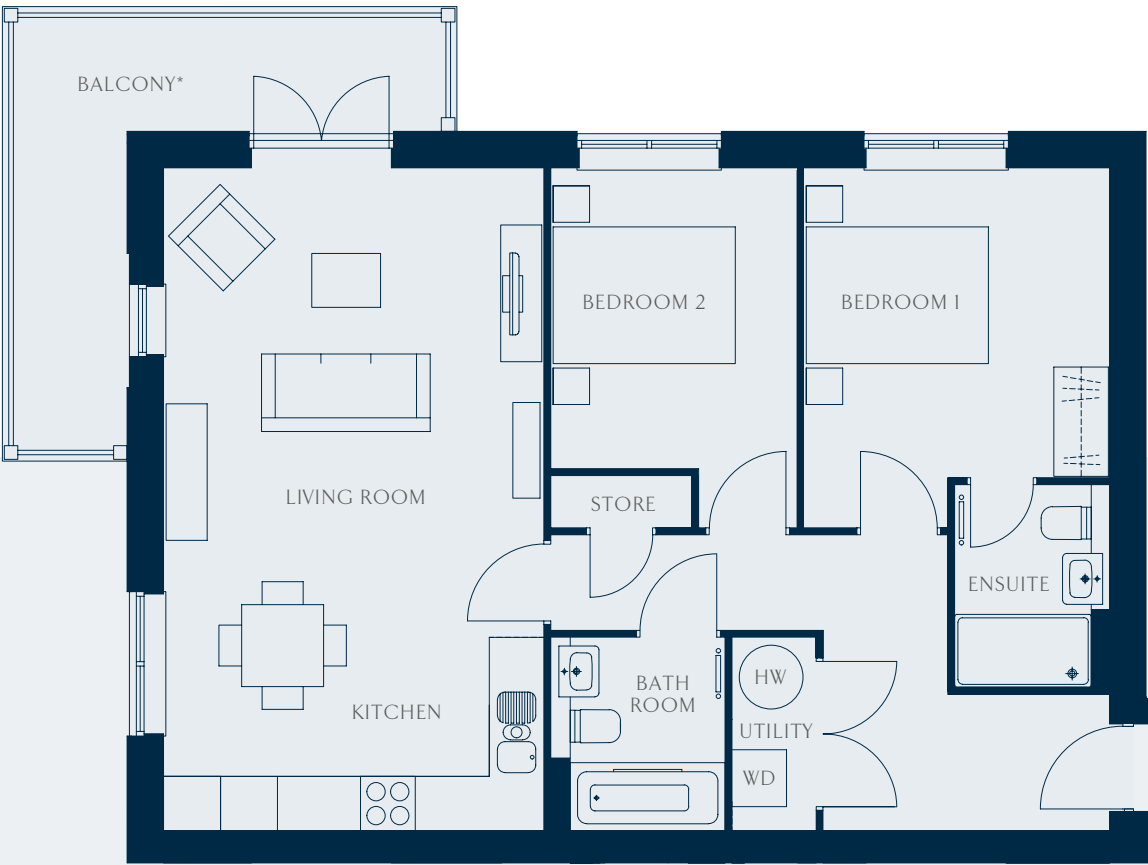


*Garden Terrace to Plot 148.
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APARTMENTS 149, 152 & 155

GROUND FLOOR (APT. 149)
FIRST FLOOR (APT. 152)
SECOND FLOOR (APT. 155)

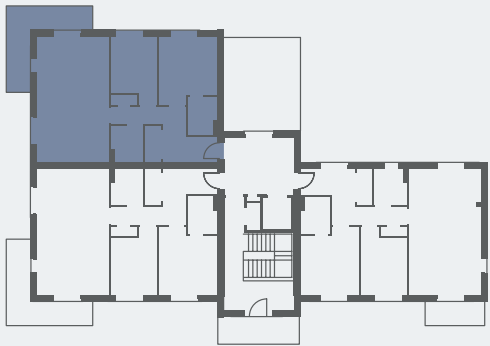


APARTMENTS 149, 152 & 155

	(L) x (W)	
LIVING / KITCHEN	7.28m x 4.18m	23'11" x 13'8"
BEDROOM 1	3.95m x 3.36m	13'0" x 11'0"
BEDROOM 2	3.30m x 2.70m	10'10" x 8'10"
BATHROOM	2.15m x 1.92m	7'1" x 6'3"
ENSUITE	2.23m x 1.70m	7'4" x 5'7"
TOTAL	75.6 sqm	814 sqft

WD - Washer Dryer
HW - Hot Water Cylinder

THE PUMP HOUSE

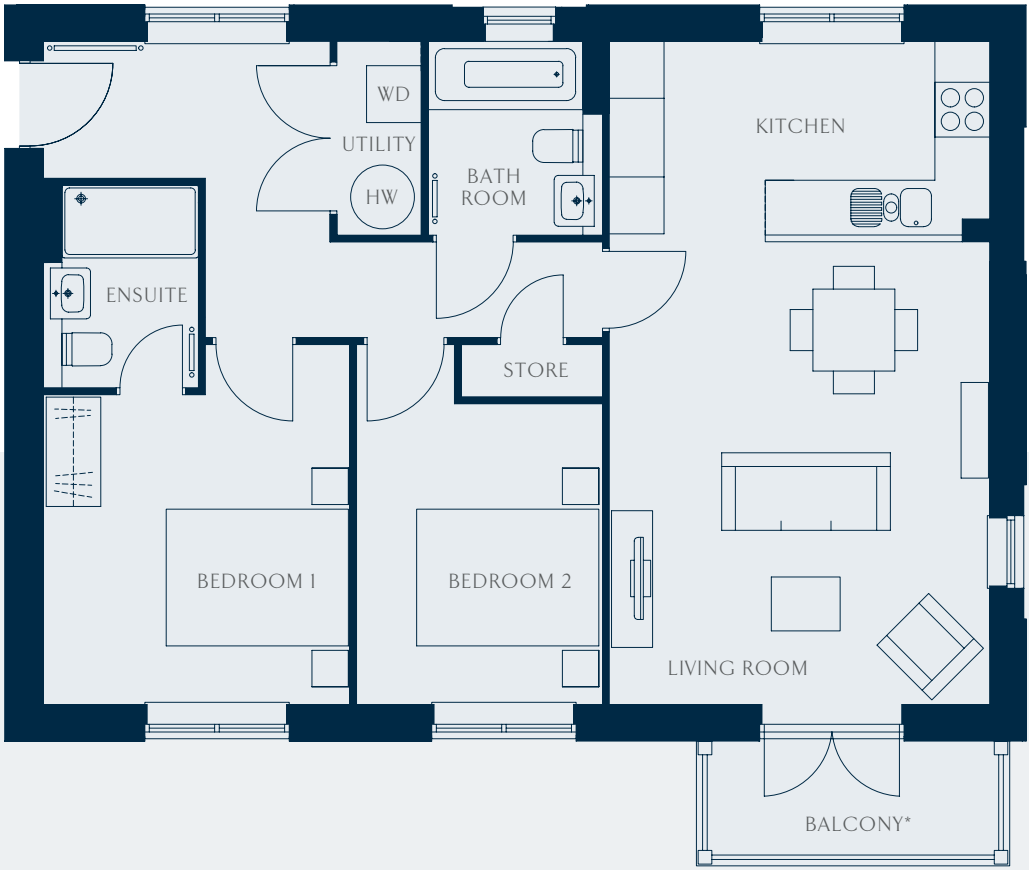


*Garden Terrace to Plot 149.
Floor plans show approximate measurements only, exact layout and sizes may vary, all measurements including total square footage may vary with a tolerance of 5%. Please note that these plans have been sized to fit this page and as a result are not to scale.
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APARTMENTS 150, 153 & 156

GROUND FLOOR (APT. 150)
FIRST FLOOR (APT. 153)
SECOND FLOOR (APT. 156)

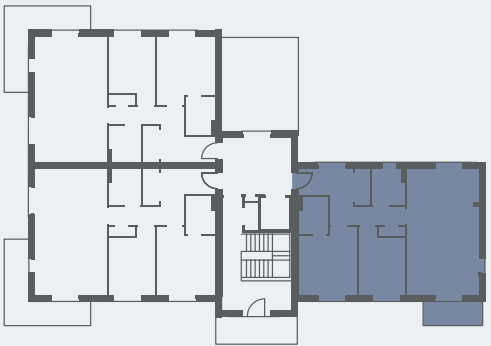


APARTMENTS 150, 153 & 156

	(L) x (W)	
LIVING / KITCHEN	7.28m x 4.18m	23'11" x 13'8"
BEDROOM 1	3.95m x 3.36m	13'0" x 11'0"
BEDROOM 2	3.30m x 2.70m	10'10" x 8'10"
BATHROOM	2.15m x 1.92m	7'1" x 6'3"
ENSUITE	2.23m x 1.70m	7'4" x 5'7"
TOTAL	75.6 sqm	814 sqft

WD - Washer Dryer
HW - Hot Water Cylinder

THE PUMP HOUSE



*Garden Terrace to Plot 150. Plot 150 hallway window is narrower at 80cm.
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SPECIFICATION

INTERNAL FINISHES

Moulded ladder internal doors

Amtico Spacia flooring to hallway, kitchen and living room

Carpet to bedrooms

Soft Muslin paint to walls

White paint to ceilings

Fitted wardrobe to bedroom one

KITCHEN / LIVING ROOM

Fully fitted designer kitchen units with soft close doors and drawers

Quartz worktop with upstand

Siemens appliances including oven, combination microwave oven, induction hob and extractor fan

Fully integrated Siemens dishwasher and fridge freezer

Separate freestanding washer dryer to hallway cupboard

LED lighting under wall units





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BATHROOMS / ENSUITE

Fully-fitted bathroom with Roca furniture and Grohe tap

Roca WC with concealed push button flush and push plate

Hansgrohe shower, with large rainwater style showerhead to ensuite

Mirror to wall above basin

Shaver socket to bathroom and ensuite

Chrome ladder heated towel rail to bathroom and ensuite

Low profile walk-in shower tray with glazed screen

Half height wall tiles to appliance wall with full height to shower/bath area

Tiled floor to bathroom and ensuite





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ELECTRICS, LIGHTING AND HEATING

- Wiring for Sky Q to living room, kitchen and bedrooms
- Low level wall mounted media plates to living room, kitchen and bedrooms
- 75% low energy light fittings throughout
- White downlights to hallway, kitchen, living room, bathroom and ensuite
- Polished chrome sockets
- USB port provided to kitchen and bedroom one
- Underfloor heating with Heatmiser heating controls
- Lazy light switch to bedrooms

EXTERNAL FINISHES

- Double glazed windows with chrome ironmongery

SECURITY AND SAFETY

- Provision for future wireless alarm system
- Mains-fed smoke detector to hall
- 10 year structural warranty provided by Premier Guarantee
- Security locks to all windows and doors

COMMUNAL AREAS

- Fob entry door system
- 2 parking spaces to every apartment

OUTSIDE SPACE

- Garden terrace or balcony to every apartment
- Paving slabs to garden terrace (where applicable)
- Decking to balconies (where applicable)
- Wall lighting to garden terrace or balcony area

Disclaimer: This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows, elevational treatments and layouts may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. A Predicted Energy Assessment (PEA) is available for inspection on request. Scholars is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press. Computer generated images are indicative only.



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