



Beken Court, First Avenue, Watford

Guide Price £145,000

proffitt
& holt





Beken Court First Avenue

Watford

A bright and spacious over 60's retirement apartment, with a warden manager on site and a convenient lift available directly opposite the property front door. Located close to shops and transport links, the property is situated on the top floor and is offered for sale with NO UPPER CHAIN.

Internally, the property benefits from a spacious entrance hall, a lounge/diner, modern fitted kitchen, a recently re-fitted shower room, two bedrooms and a communal social room on the ground floor.

Externally, there are communal grounds and ample off street parking.





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Garston is situated on the north side of Watford and has several schools, parks, local amenities, and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

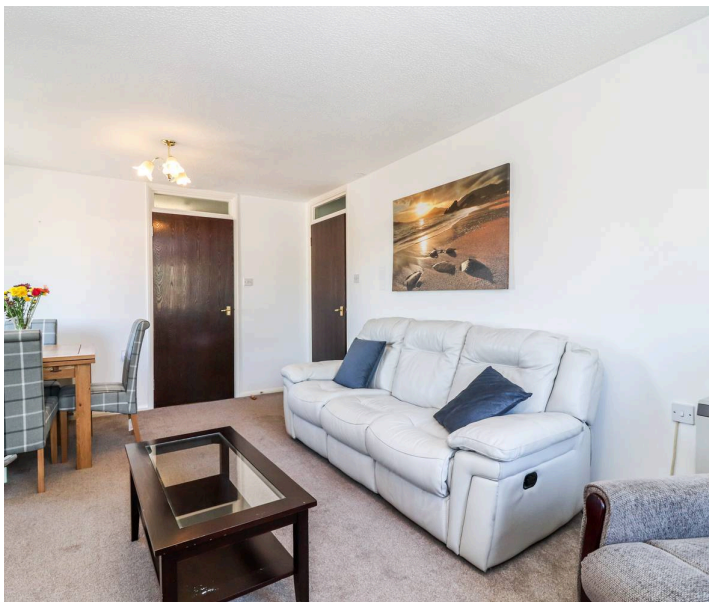
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Top Floor Over 60's Retirement Apartment
- Chain Free
- Two Bedrooms
- Lift in Block with Ample Parking
- Spacious Living/Dining Room
- Recently Re-Fitted Shower Room
- Communal Gardens and Laundry Room
- Communal Gardens
- Close to Local Shops, Amenities and Transport Links





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

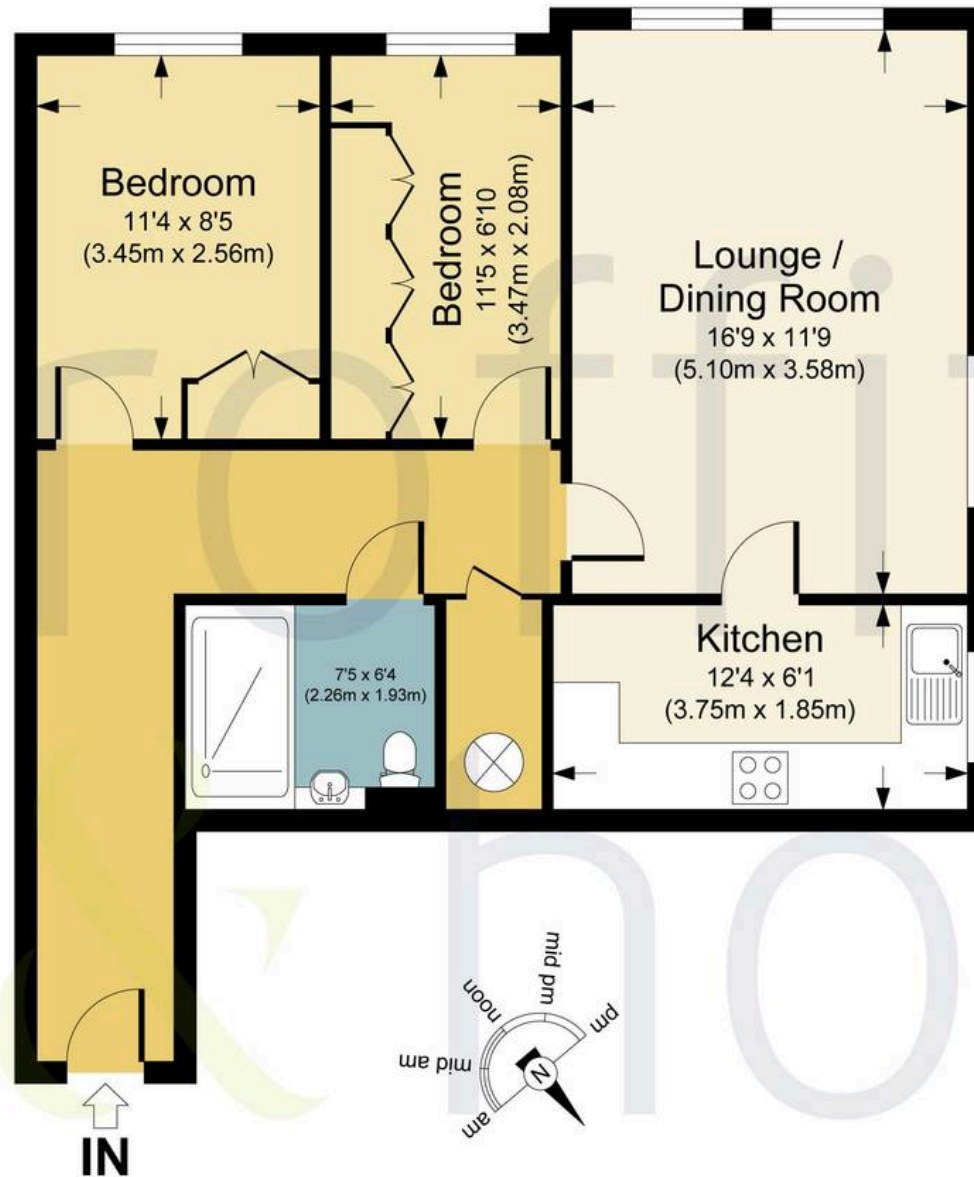
Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





Second Floor

BECKEN COURT, WD25

APPROX. GROSS INTERNAL FLOOR AREA 657.45 SQ FT / 61.08 SQ M.

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Proffitt & Holt – Watford

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