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Claytons 



**BEKEN COURT, WATFORD - £130,000**  
**2 Bedroom Top Floor Retirement Flat**







Spacious top floor 2 bedroom retirement apartment for the over 60's offered with a modern kitchen and shower Room. Communal lounge, laundry, house manager, ample parking and so much more.

Situated in this convenient location close excellent local amenities including Sainsbury's and Asda Supermarkets, regular bus services to Watford and Watford Junction Station together with the M1 and M25 major road.

Lease Expires - 25/03/2087

Service Charge - TBC

Service Charge Review Period - TBC

Ground Rent - TBC

Ground Rent Review Period - TBC

Council Tax Band - D (Watford)

- 2 bed retirement flat
- Over 60's
- 2 good sized bedrooms
- Seperate Modern Kitchen
- Living room with wide windows
- Shower Room
- Communal Garden, Lounge & Laundry Room
- Non-allocated off street parking



Total area: approx. 57.0 sq. metres (613.7 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

### FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

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These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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