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







**\*\*\* CHAIN FREE \*\*\*** Bright and spacious 2 bed second floor Retirement Flat, in a warden controlled block with lift access, located at the back of the development (away from the main road).

The flat contains; large double bedroom, good sized 2nd bedroom, kitchen, Shower Room with Walk in / Sit In Shower and large living room with dining area.

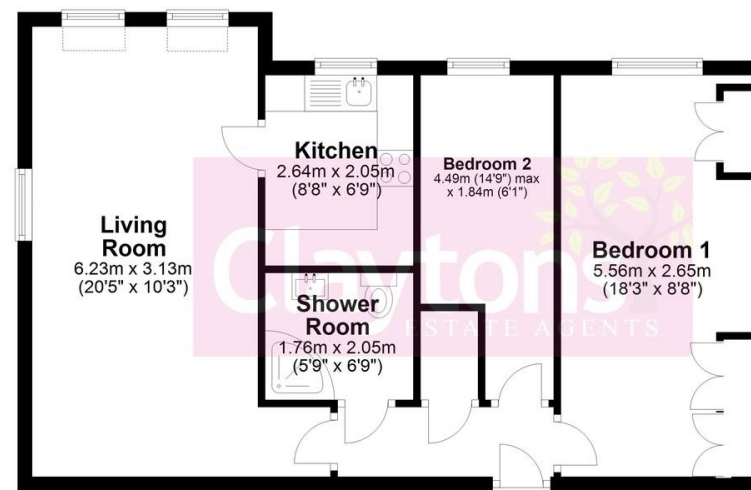
The flat also has access to the communal garden, lounge and laundry room. There is also ample non-allocated off street parking for both residents and visitors.

- 2 bed Second floor retirement flat
- Non-allocated off street parking
- Situated at the back of the development, away from the main road
- Lift
- Access to Communal Garden, Lounge and Laundry Room
- Kitchen
- Shower Room
- Large living room
- Lease Expires - 25/03/2087
- Service Charge - £300pcm
- Service Charge Review Period - April each Year
- Ground Rent - Peppercorn
- Ground Rent Review Period - n/a
- Council Tax Band - D (Watford)

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.

## Second Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 57.5 sq. metres (619.2 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

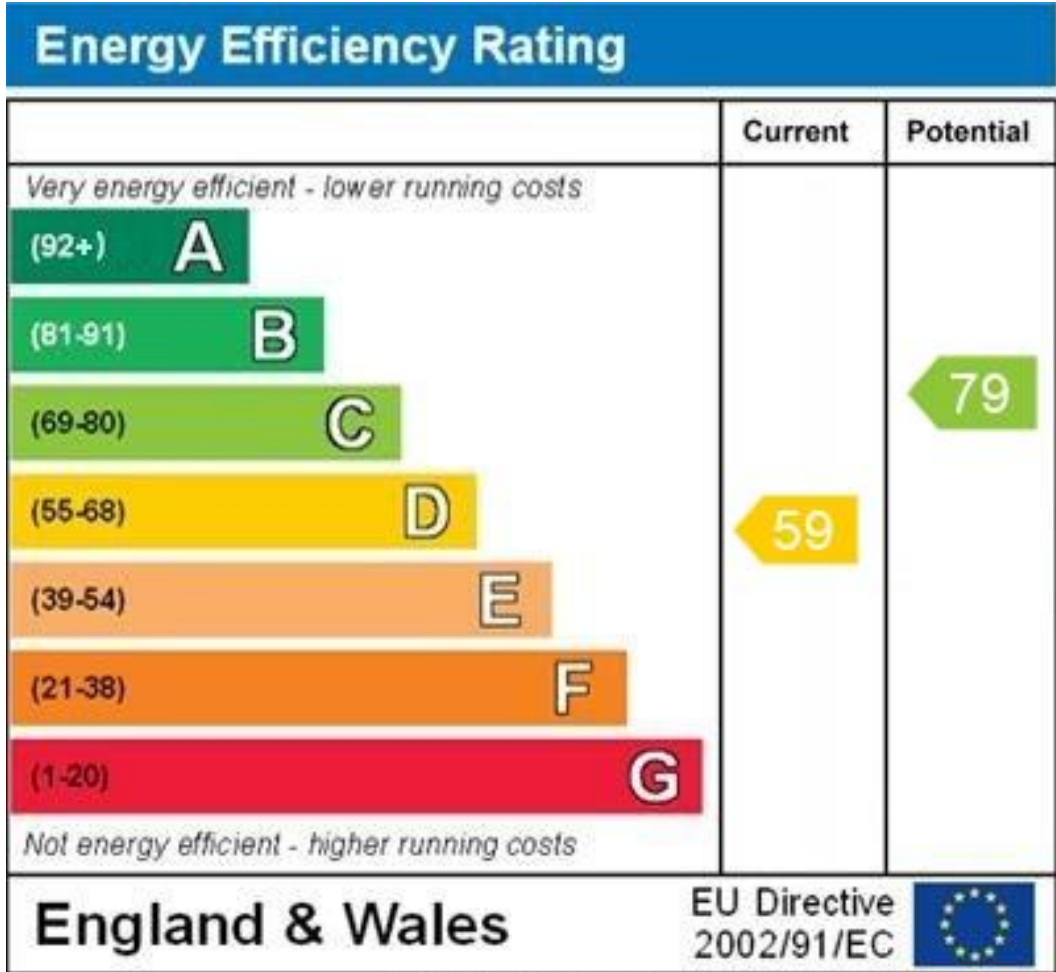
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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