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**BEKEN COURT, FIRST AVENUE - £130,000**  
**2 Bedroom Retirement Home**



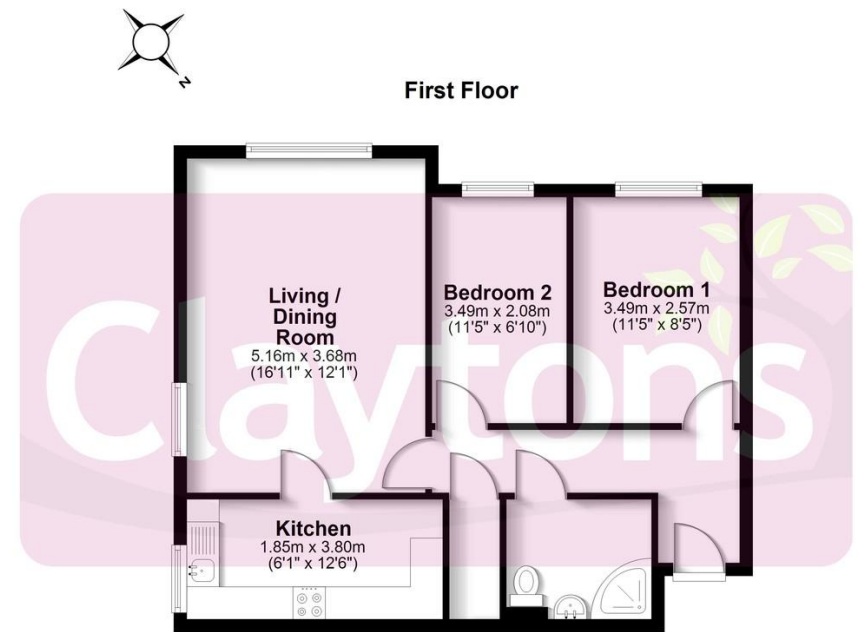


Well-presented two-bedroom retirement apartment, designed exclusively for residents aged 60 and over. This thoughtfully laid-out property provides comfortable and manageable living space, ideal for independent retirement living.

Residents benefit from a range of on-site facilities including a dedicated on-site manager, welcoming communal lounge, laundry room, and beautifully maintained shared gardens.

Positioned in a prime location, the development is within easy reach of local shops, including Sainsbury's and Asda, excellent public transport links, and Watford town centre with its wide array of retail, dining, and leisure options. Major road links including the M1 and M25 are also conveniently nearby.

- Retirement property
- Close to Garston train station
- First floor
- Allocated off-street parking space
- Excellent transport links (including to M1 & M25)
- Close to Watford town centre
- On-site manager



Total area: approx. 56.4 sq. metres (606.6 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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**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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