

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



BEKEN COURT, FIRST AVENUE – OIEO £120,000
2 Bedroom Retirement Home

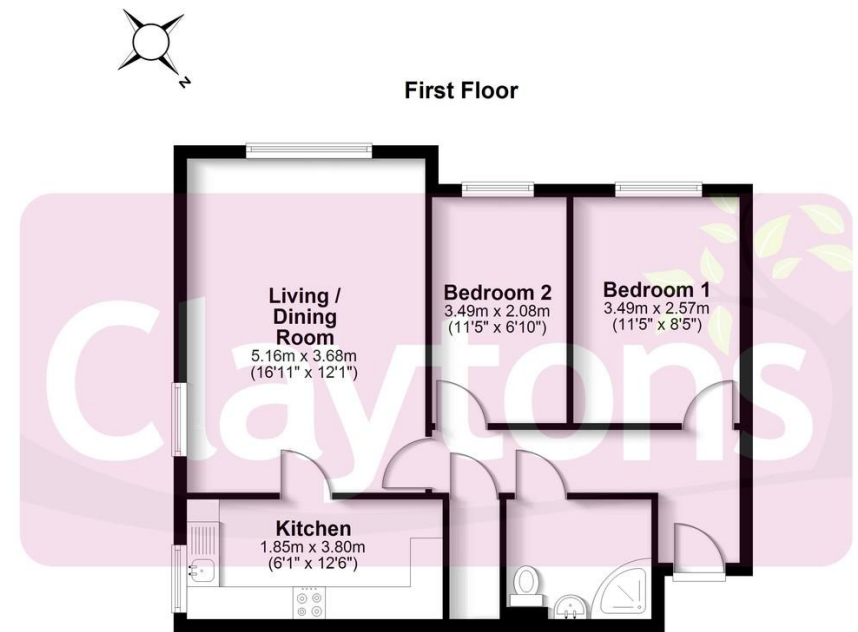


Well-presented two-bedroom retirement apartment, designed exclusively for residents aged 60 and over. This thoughtfully laid-out property provides comfortable and manageable living space, ideal for independent retirement living.

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)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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**

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.

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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

