

LEASEHOLD



Apartment (EPC Rating:)

BEKEN COURT, FIRST AVENUE,
WATFORD, WD25 9PG

£120,000

1 Bedroom Apartment located in Watford

Ground-floor retirement apartment for over 60s with spacious lounge/diner and modern kitchen.

Generous bedroom, contemporary bathroom, and secure entry with 24-hour emergency system.

Set in beautifully maintained gardens with convenient on-site parking.

Beken Court – Ground Floor Retirement Apartment

Exclusively for residents aged 60 and over, this delightful ground-floor apartment offers a comfortable and convenient lifestyle in a well-maintained retirement development managed by Anchor Group (Anchor Housing). There is a Location Manager based in the main building.

Step inside to a welcoming hallway with handy storage, leading to a generous bedroom measuring 14'8" x 8'0" and a modern bathroom with contemporary fittings (6'5" x 6'3").

The heart of the home is a spacious lounge/dining room (18'2" x 9'11") perfect for relaxing or entertaining, which flows seamlessly into a well-appointed kitchen (8'5" x 6'5"). The apartment is bright, airy, and fitted with professionally installed wooden shutters, along with electric heating and double glazing throughout.

Additional comforts include a secure entry system and a 24-hour emergency call system, ensuring peace of mind for all residents.

Outside, the development is surrounded by beautifully maintained communal gardens, ideal for enjoying the outdoors. Residents' and visitor parking is available on-site (subject to

availability).

Key Details:

Tenure: Leasehold – 61 years remaining

Council Tax: Watford Borough Council – Band C

Service Charge: ££348.40 per month

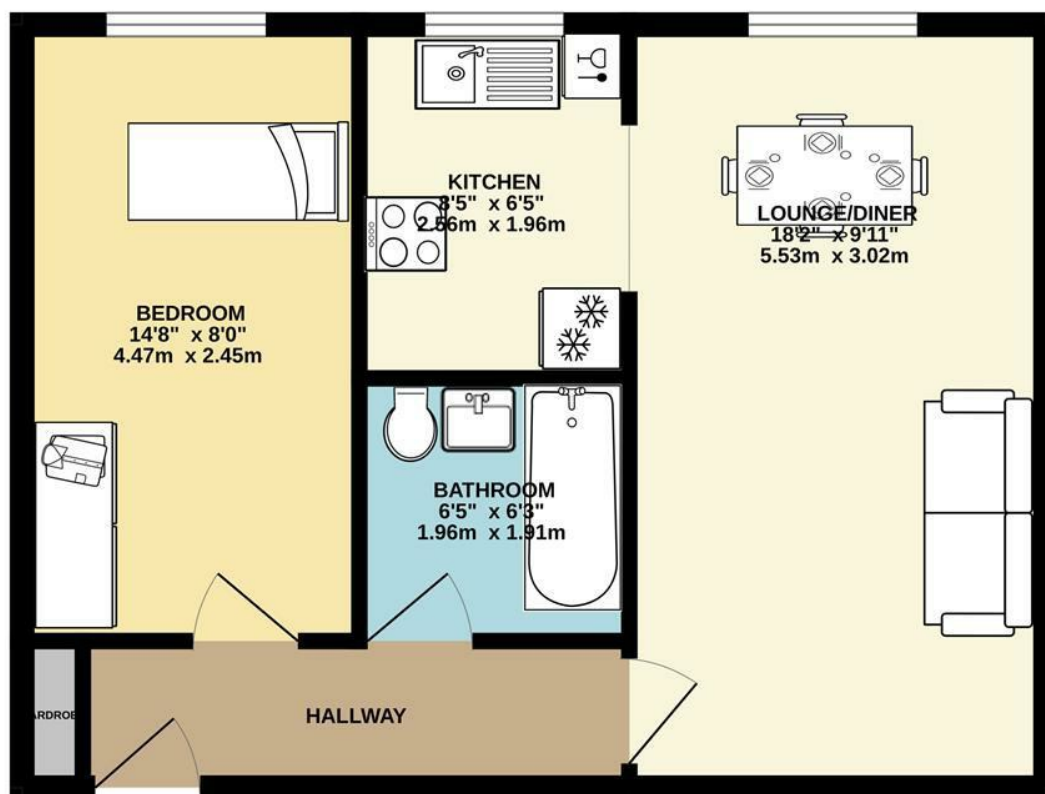
Eligibility: Residents must be aged 60 or over

These details have been provided by the vendor. Prospective purchasers should verify all information with their solicitor prior to purchase.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

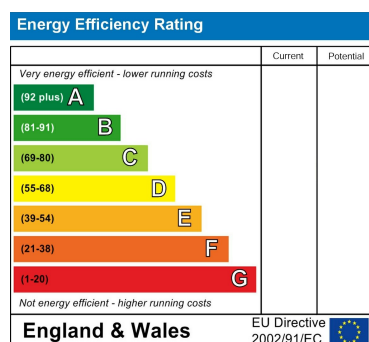
GROUND FLOOR 442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the