

FREEHOLD



Not specified (EPC Rating:)

FIRST AVENUE, WATFORD, WD25 9PG

£132,500

2 Bedroom Not specified located in Watford

A well-proportioned, chain-free ground floor retirement apartment set within the popular Beken Court development. The property features two bedrooms, a bright lounge with garden access and a separate kitchen. Exclusively for residents aged 60+, with communal gardens and parking.

FULL DESCRIPTION

Our retirement property for sale in Beken Court is a chain-free, spacious two-bedroom ground floor retirement apartment, available exclusively to residents aged 60 and over.

The apartment offers well-planned accommodation throughout, comprising a welcoming entrance hallway with access to all rooms. The generous lounge/dining room is filled with natural light overlooking the beautifully maintained communal gardens, providing a pleasant outlook and easy outdoor access.

There is a separate kitchen with ample storage.

The property features two well-proportioned bedrooms and a fully fitted shower room with a walk-in shower enclosure.

Additional benefits include electric heating, and double glazing throughout. The development also offers a secure entry system and a 24-hour emergency call system for peace of mind.

Outside

Beken Court is surrounded by attractively maintained communal gardens, providing a tranquil outdoor space for residents.

Residents' and visitors' parking is available on-site, subject to availability.

Additional Information

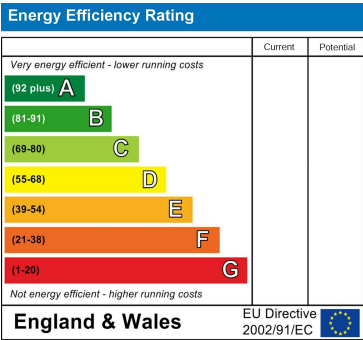
Tenure: Leasehold – 62 years remaining
Service Charge: £348.40 per month (buildings insurance and water are included)
Ground Rent: ZERO
Council Tax: Watford Borough Council – Band D
EPC : Rating C

Eligibility: Residents must be aged 60 or over

The vendor has supplied the above information. We have not seen documentary evidence, and all details should be verified by your solicitor upon purchase.

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

