

LEASEHOLD



Apartment (EPC Rating: )

**BEKEN COURT, FIRST AVENUE,  
GARSTON, WD25 9PG**

**£132,500**

# 2 Bedroom Apartment located in Garston

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.

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

The EPC has been applied for and will be updated to these details when available

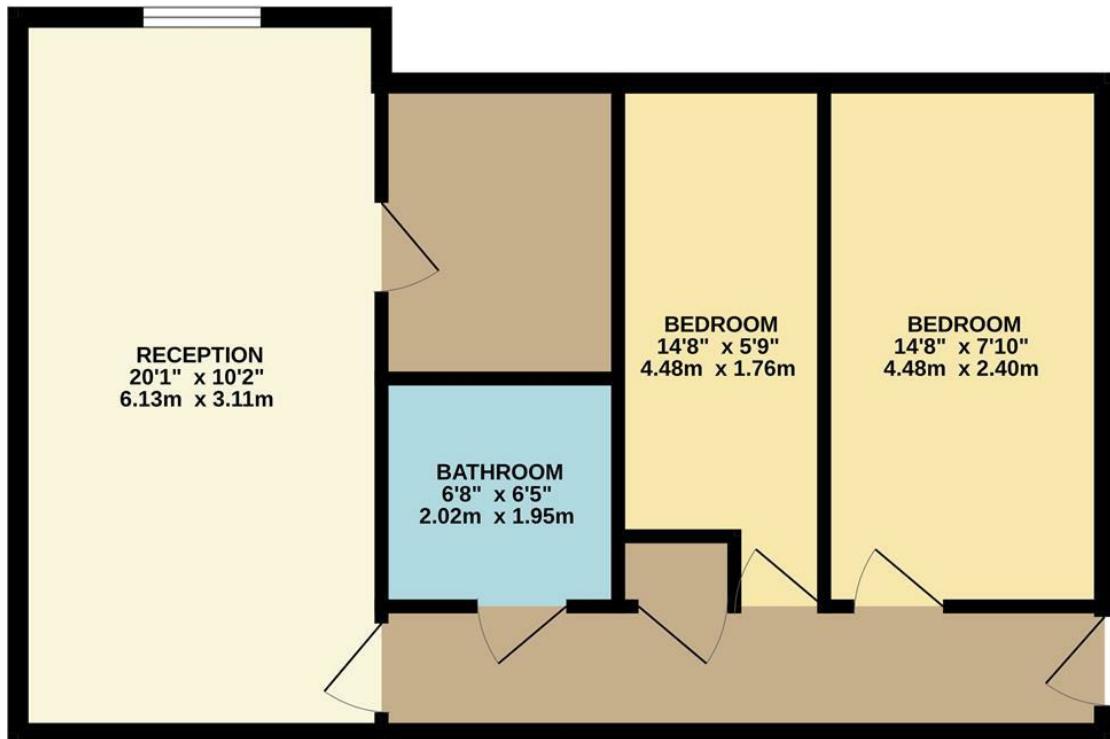
Eligibility: Residents must be aged 60 or over

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



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

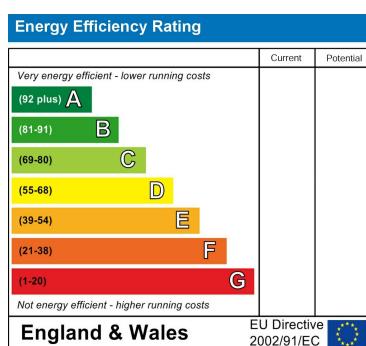
**GROUND FLOOR**  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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**



**Call us on**  
**01923 220012**

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**<https://www.warrenanthony.co.uk>**

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