

LEASEHOLD



Apartment (EPC Rating: E)

BEKEN COURT, FIRST AVENUE,  
WATFORD, WD25 9PG

£132,500

## 2 Bedroom Apartment located in Watford

Located within the sought-after Beken Court retirement development, this well-maintained two-bedroom ground floor apartment offers comfortable and convenient living exclusively for residents aged 60 and over. Positioned in a quiet residential area, the property benefits from direct access to the communal gardens and easy reach of local shops, amenities, and transport links.

Beken Court is a spacious two bedroom ground floor retirement apartment exclusively for residents aged 60 and over. This spacious flat offers a bright lounge with direct access to communal gardens, a fitted kitchen, two bedrooms, and a modern shower room.

Welcoming entrance hallway leading to all rooms.

Spacious lounge/dining room with direct access to the gardens

Separate newly fitted kitchen with ample cupboard space and integrated appliances. The dishwasher has never been used. Other appliances include the wine cooler, microwave, washing machine/dryer, eyelid oven and fridge freezer.

Two well-proportioned bedrooms.

Recently fitted shower room with walk-in shower enclosure

The windows to the apartment have been professionally fitted with wooden shutters. Electric heating and double glazing throughout.

Secure entry system and 24-hour emergency call system

Outside:

Beautifully maintained communal gardens surround the development, offering pleasant outdoor space for residents to enjoy. There is also residents' and visitor parking available on-site (subject to availability).

Tenure: Leasehold 62 years remaining  
Council Tax: Watford Borough Council – Band D

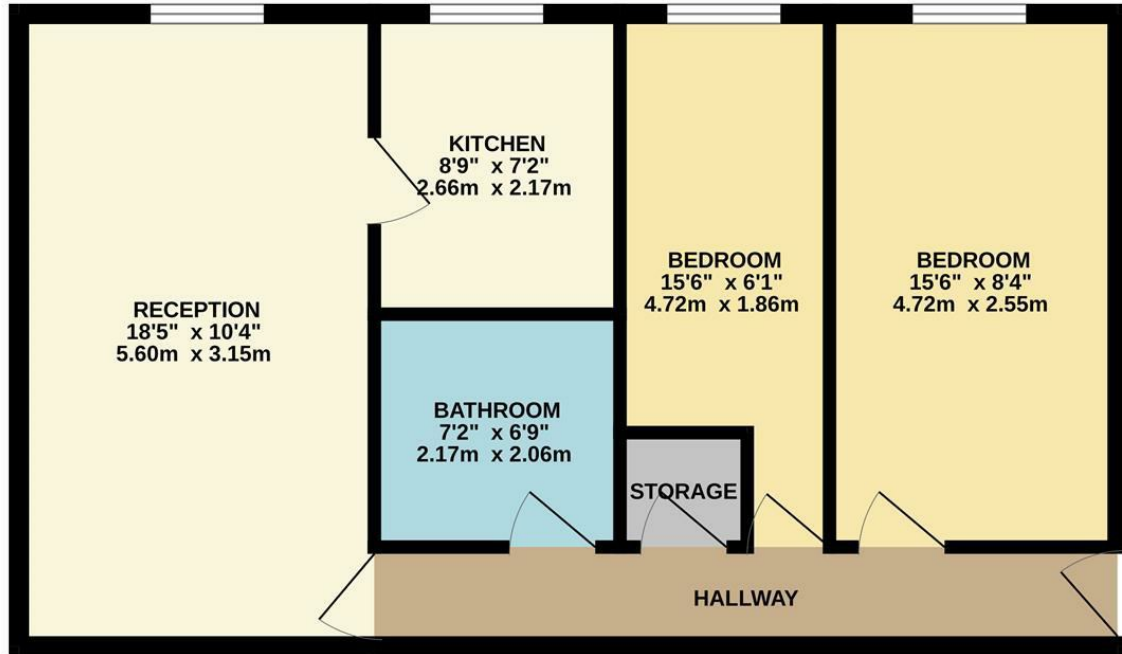
Eligibility: Residents must be aged 60 or over  
Service Charge £348.40 per month  
Ground Rent

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.





GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

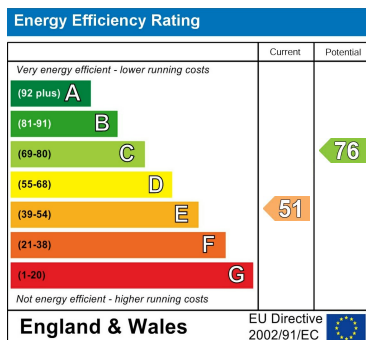


TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

E

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