

LEASEHOLD



Apartment (EPC Rating:)

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

£120,000

1 Bedroom Apartment located in Watford

Beautifully presented ground-floor apartment for over-60s, offering a large lounge/diner, stylish modern kitchen, well-sized bedroom and an updated bathroom. Set within lovely landscaped gardens, the development also provides secure entry, 24-hour emergency support and on-site parking for residents and visitors.

Beken Court – Bright & Welcoming Ground Floor Retirement Apartment

Nestled within the ever-popular Beken Court, this charming ground-floor apartment offers comfort, security and ease of living exclusively for residents aged 60 and over. Managed by the respected Anchor Group (Anchor Housing), the development benefits from a dedicated Location Manager based on-site, providing added reassurance and daily support.

Step through the front door into a spacious and inviting hallway with excellent storage. The well-proportioned double bedroom (14'8" x 8'0") offers a calm and restful retreat, while the modern bathroom (6'5" x 6'3") features contemporary fittings and an easy-to-maintain design.

The generous lounge/dining room (18'2" x 9'11") forms the heart of the home—an ideal space for relaxing, hosting friends, or simply enjoying the peaceful surroundings. This flows effortlessly into a smart, well-equipped kitchen (8'5" x 6'5"), perfect for preparing meals with ease. The apartment feels bright and airy throughout, enhanced by stylish professionally fitted wooden shutters, double glazing, electric heating, and an upgraded hot water system.

Designed with residents' comfort and wellbeing in mind, Beken Court provides a

secure entry system and a 24-hour emergency call system for complete peace of mind.

Outside, beautifully kept communal gardens offer a tranquil place to sit, stroll, or socialise, while on-site residents' and visitor parking is available (subject to availability).

Key Information

Tenure: Leasehold – 61 years remaining

Council Tax: Watford Borough Council – Band C

Service Charge: £348.40 per month

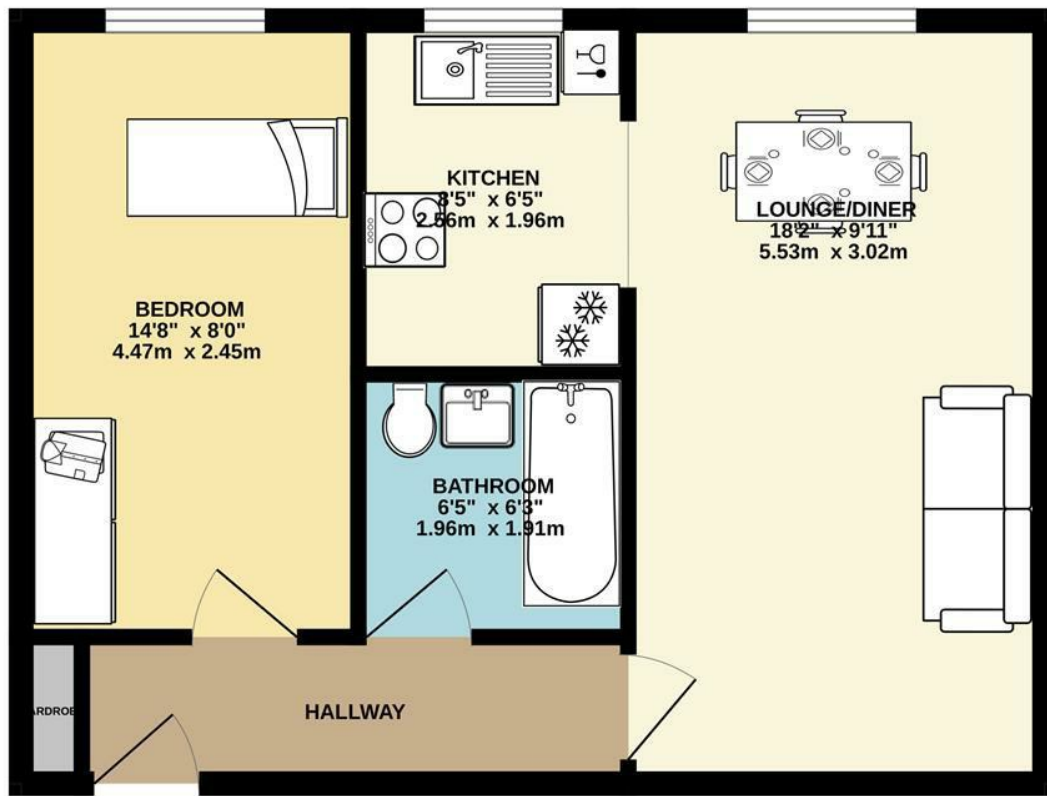
Eligibility: For residents aged 60 and over

These details have been provided by the vendor. All prospective purchasers should verify the information with their solicitor prior to exchange.



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

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01923 220012

Energy Performance Graph

sales@warrenanthony.co.uk

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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