LEASEHOLD







Apartment (EPC Rating: C)

BEKEN COURT, FIRST AVENUE, WATFORD, WD25 9PG

£127,500

WARREN ANTHONY

2 Bedroom Apartment located in Watford

Chain-free two-bedroom second-floor apartment for the over-60s in the ever-popular Beken Court, offering a calm, well-kept setting in a quiet separate block. Residents benefit from generous parking and excellent on-site facilities designed for comfortable later-life living.

Guide Price £127,500 — A two-bedroom apartment for the over-60s in the highly sought-after Beken Court, set within a friendly, well-managed and quiet development.
Offers a practical layout with kitchen, bathroom and two comfortable bedrooms, plus access to generous residents' and visitor parking, warden support and Careline.
Beken Court is known for its vibrant community spirit, with regular activities, a welcoming residents' lounge and beautifully maintained communal gardens.

Hallway
Entry point to the apartment, leading directly to all rooms.

Compact but practical layout with doors to the bathroom, bedrooms, and reception room.

Reception Room — 18'7"×10'4" (5.66m×3.15m)
Spacious main living area with room for both seating and dining.

Positioned at the far end of the flat, offering privacy and a pleasant outlook.

Connects to the kitchen, creating a semi-open flow.

Kitchen — 8'10"×6'9"(2.68m×2.05m)
Bright and welcoming, the kitchen enjoys plenty of natural light and a pleasant outlook.
Fitted with units at both eye and base level, complemented by crisp white metro-style tiling for a clean, modern finish.
Includes a freestanding cooker, sink and drainer, plus space and plumbing for a washing machine

Directly accessible from the reception room, ideal for easy serving and entertaining.

Bathroom — 6'9"×5'10"(2.05m×1.79m)
Centrally located off the hallway.
Practical size with space for a shower or bath, basin, and WC.

Bedroom1 — 15'0"×8'4"(4.57m×2.55m)
The larger of the two bedrooms, comfortably fits a double bed and storage.

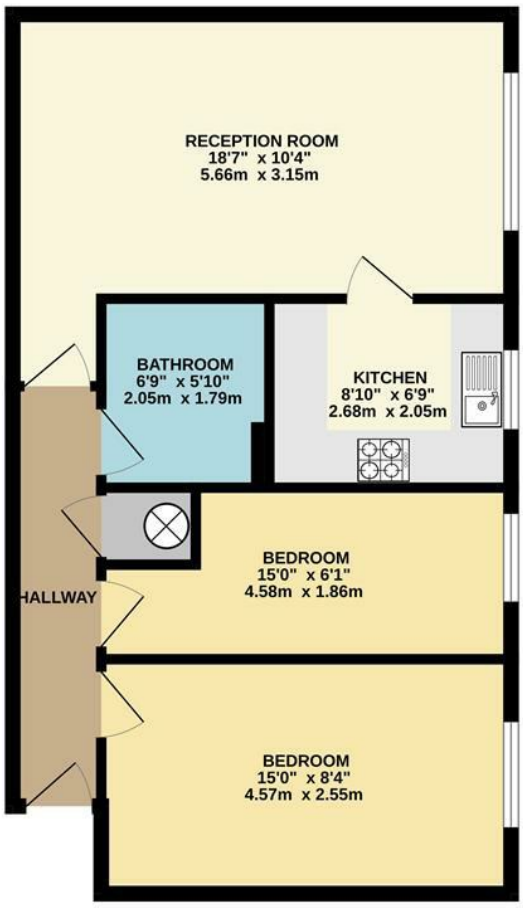
Bedroom2 — 15'0"×6'1"(4.58m×1.86m)
A versatile second bedroom — perfect as a guest room, study, or hobby space.







GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



BEKEN COURT

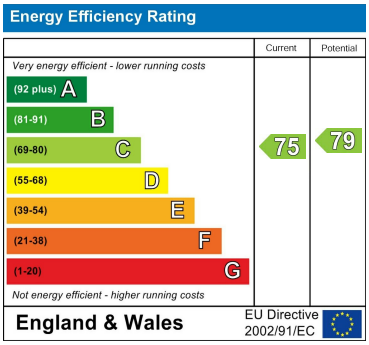
TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

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

C

Energy Performance Graph



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