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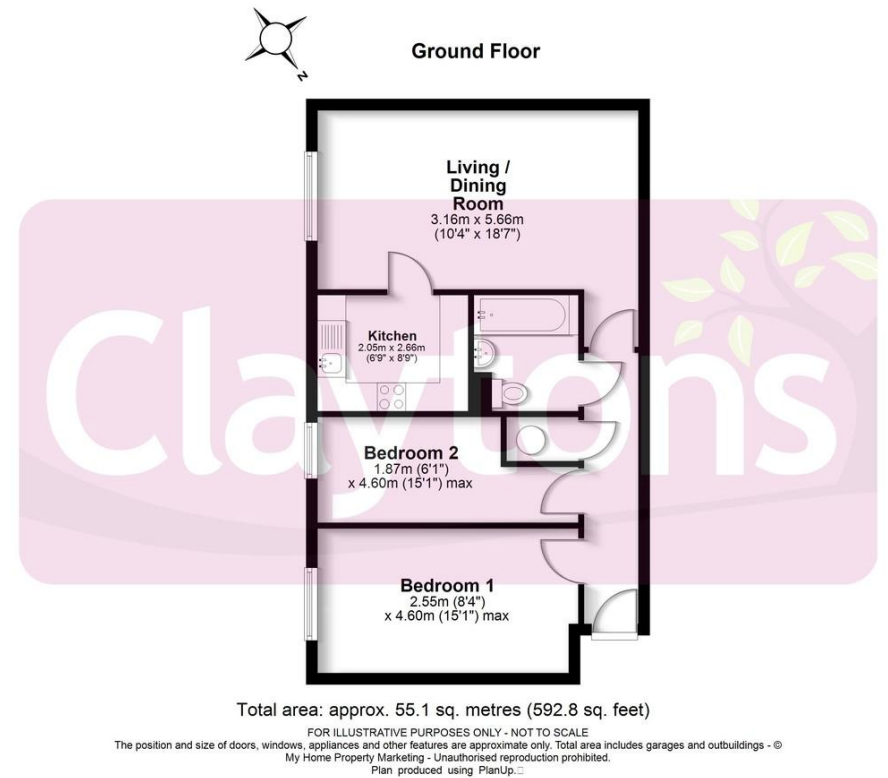


FIRST AVENUE, WATFORD - £110,000
2 Bedroom Retirement flat



A two-bedroom ground floor retirement property located in the popular Beken Court development just off First Avenue in Garston. This flat overlooks the gardens to the rear and briefly comprises two good sized bedrooms, lounge/dining room with kitchen off and a bathroom. Convenient location for all amenities including bus routes, supermarkets and both the M1 and M25 motorways. Further benefits include house manager, communal lounge, laundry and gardens and the property is also offered with no upper chain. This is an ideal property for the over 60's. The service charge is currently £340.40pmth and includes the ground rent and water and Building Insurance. Call now to book a viewing.

- Over 60's property
- Two bedrooms
- Ground floor
- Communal lounge and laundry rooms
- Close to everything
- No upper chain



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

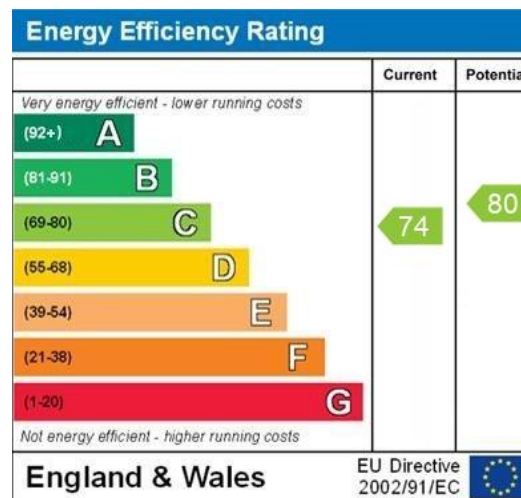
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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