



Union Court, 2 Fauna Walk, Watford, WD24 4EA

£375 Per Week

UNION COURT PART OF WATFORD EXCHANGE BY BERKELEY HOMES

Union Court is a 4 minute walk from Watford Junction station taking you into London in 14 minutes which makes this development an amazing location for commuters.

Our one bedroom is located on the second floor and is set over 535 square feet with a bright and spacious West facing reception room with open plan fully fitted kitchen and access to a balcony, double bedroom with ample built in storage and a luxury designer bathroom suite.

Residents facilities include 24 hour concierge, gym, cinema and a business lounge.

Union Court has its own roof garden on the 9th floor however the development is surrounded by landscaped gardens and walkways

FURNISHED
AVAILABLE NOW

- BERKELEY HOMES DEVELOPMENT
- 4 MINS WALK FROM WATFORD JUNCTION STATION
- 14 MINS TO LONDON
- SECOND FLOOR ONE BEDROOM APARTMENT
- OVER 535 SQUARE FEET WITH AMPLE STORAGE
- WEST FACING BALCONY
- RESIDENTS CINEMA, GYM & BUSINESS LOUNGE
- 24 HOUR CONCIERGE
- FURNISHED
- AVAILABLE NOW

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RECEPTION



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RECEPTION



RECEPTION



BEDROOM

Union Court, 2 Fauna Walk, Watford, WD24 4EA



BEDROOM



UNION COURT



KITCHEN



UNION COURT



BATHROOM

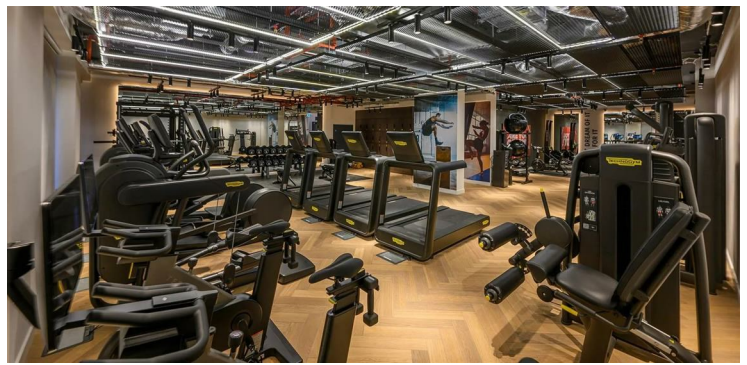


BATHROOM

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KITCHEN



GYM



COMMUNAL AREAS



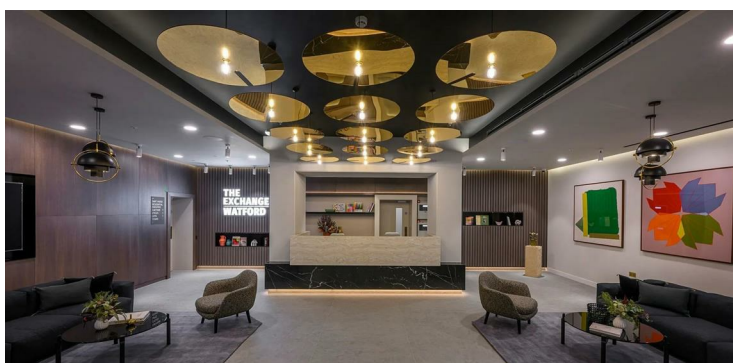
GYM



COMMUNAL AREAS

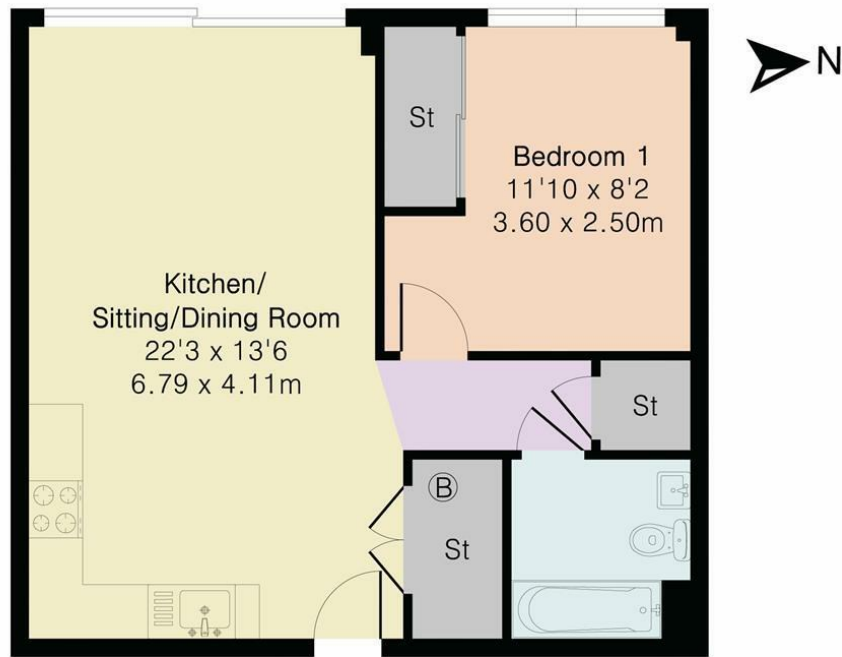


CINEMA



COMMUNAL AREAS

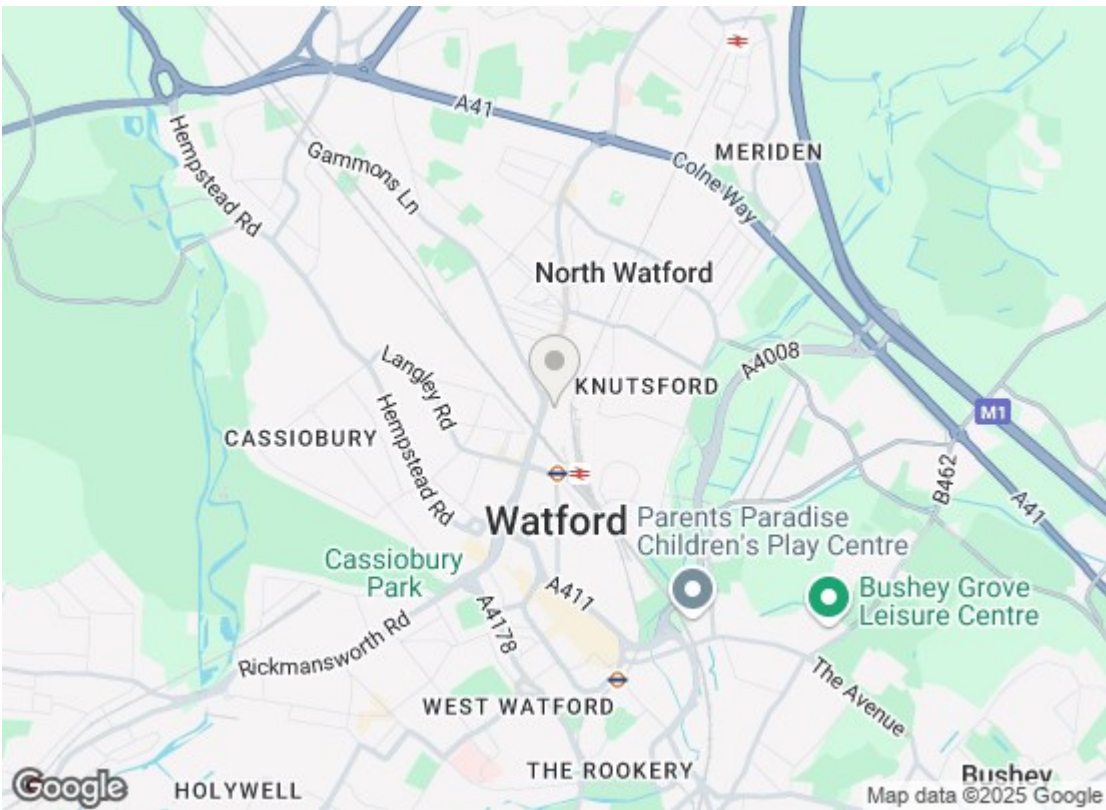
Approximate Gross Internal Area 537 sq ft - 50 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.