



## 2 Fauna Walk, Watford, WD24 4EA

**£400 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 can be furnished on request and is located on the 4th floor and is set over 535 square feet with a bright and spacious reception room with open plan fully fitted kitchen and access to a South facing balcony, double bedroom with ample built in storage and a luxury designer bathroom suite.

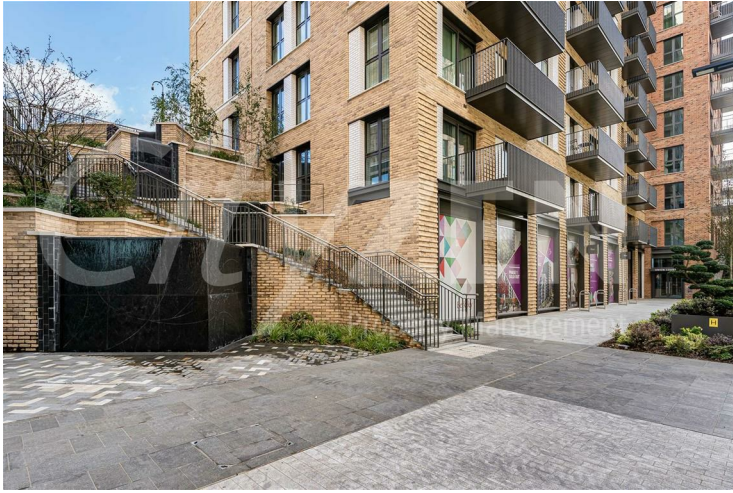
Residents facilities include 24 hour concierge, gym, cinema and a business lounge.

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

FURNISHED ON REQUEST  
 AVAILABLE NOW

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

## 2 Fauna Walk, Watford, WD24 4EA



UNION COURT



BEDROOM



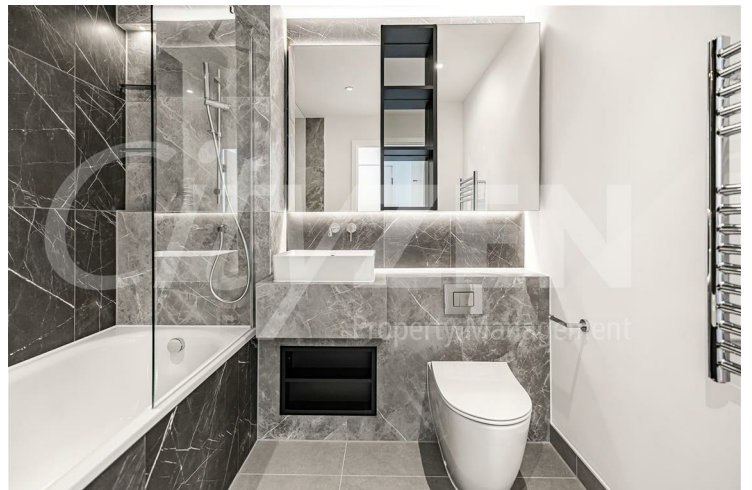
UNION COURT



BEDROOM



RECEPTION



BATHROOM

## 2 Fauna Walk, Watford, WD24 4EA



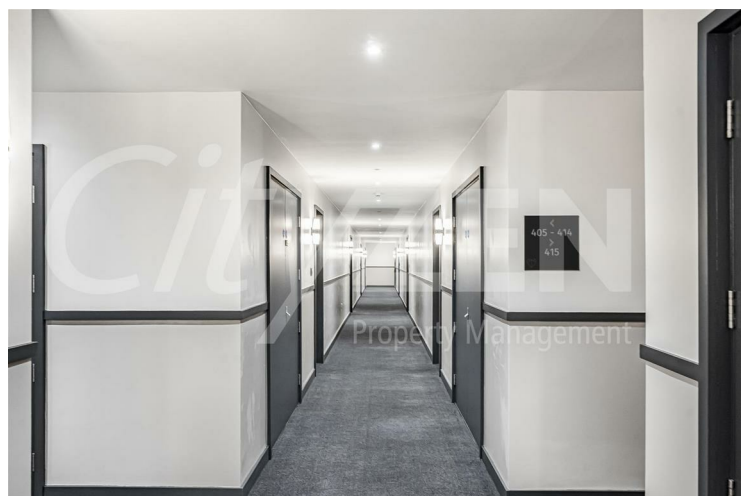
**BATHROOM**



**RECEPTION**



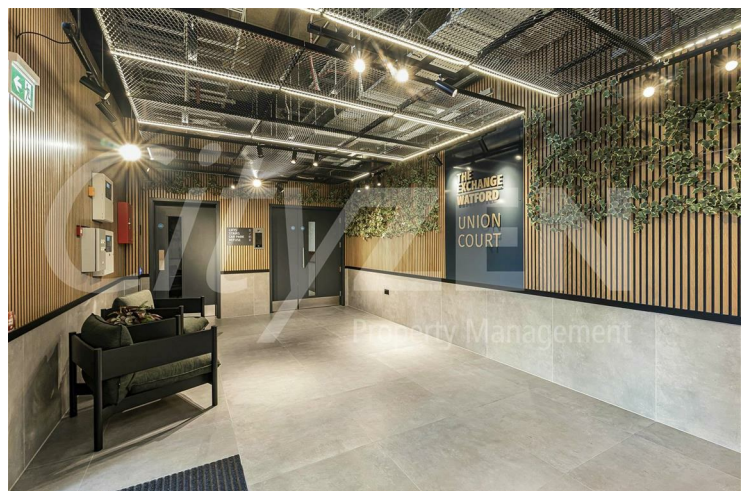
**RECEPTION**



**COMMUNAL HALLWAY**

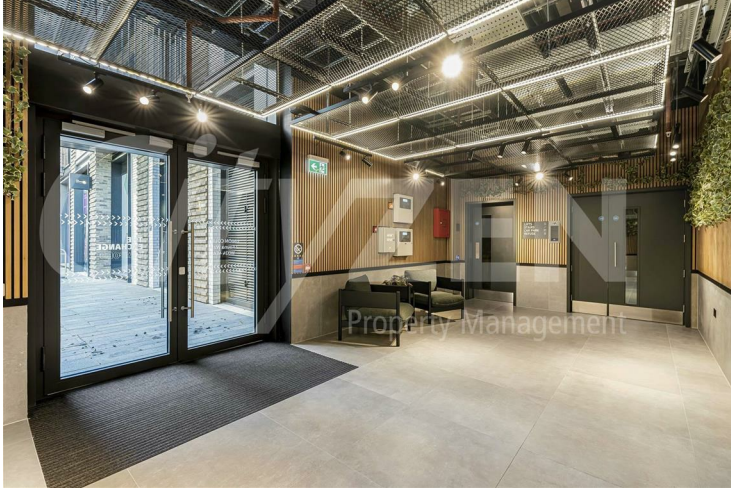


**KITCHEN**

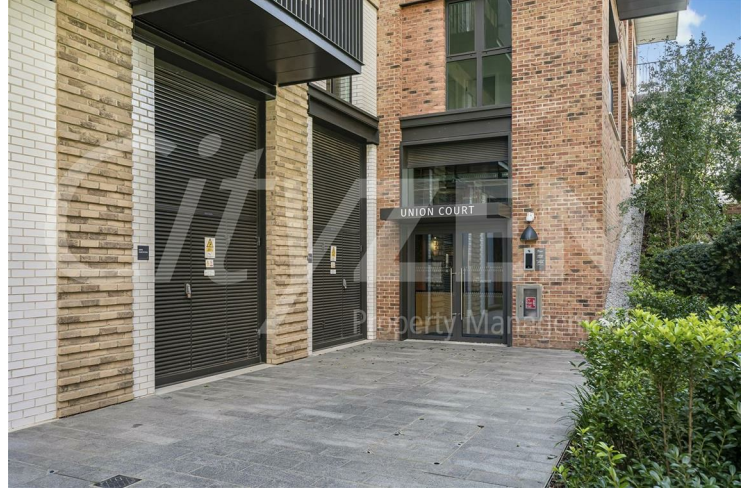


**COMMUNAL AREA**

## 2 Fauna Walk, Watford, WD24 4EA



COMMUNAL AREA



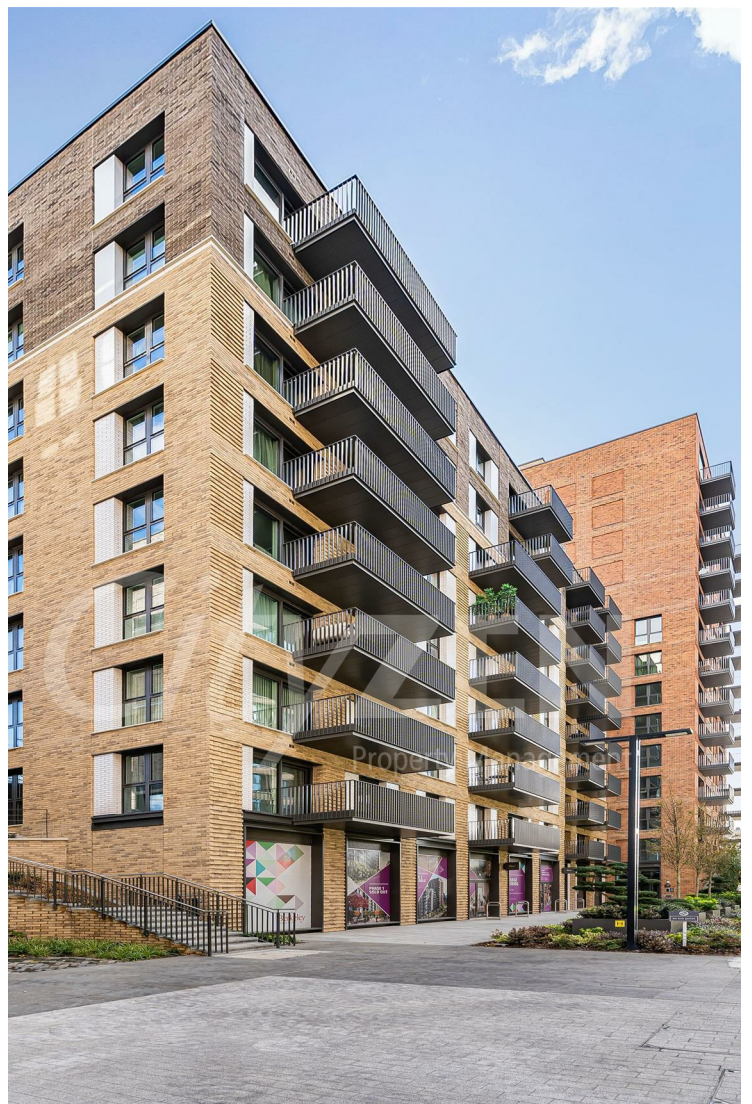
BUILDING ENTRANCE



COMMUNAL GARDEN



UNION COURT



UNION COURT

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BALCONY

Approximate Gross Internal Area 539 sq ft - 50 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.