



2 Fauna Walk, Watford, WD24 4EA

£410 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 TO 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



KITCHEN



RECEPTION



BALCONY



BEDROOM



RECEPTION/KITCHEN



BEDROOM

2 Fauna Walk, Watford, WD24 4EA



BATHROOM



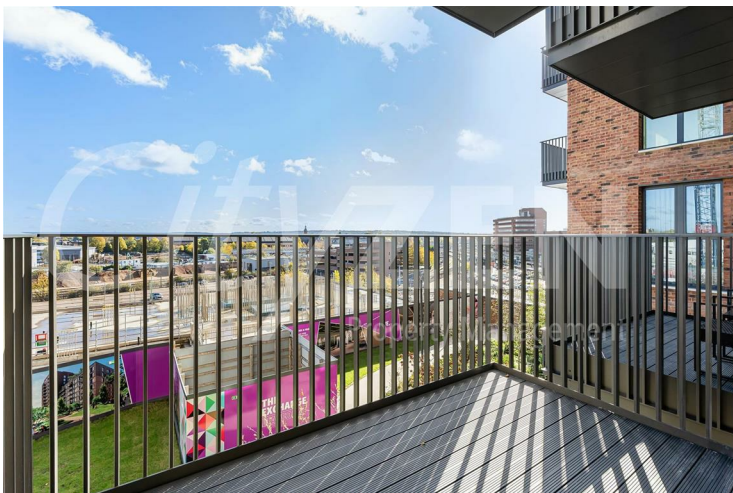
BALCONY



RECEPTION



KITCHEN



BALCONY



COMMUNAL AREA

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COMMUNAL AREA



UNION COURT

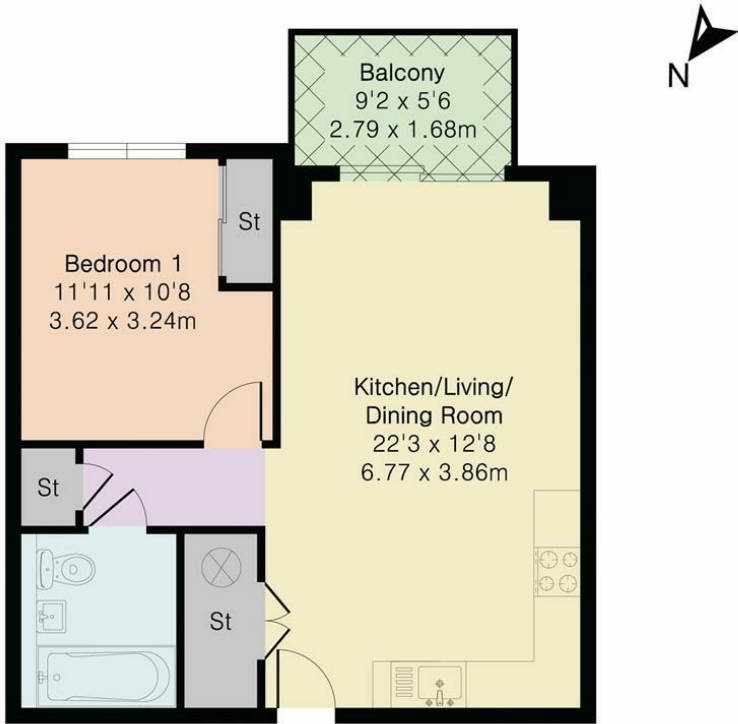


COMMUNAL GARDEN



UNION COURT

Approximate Gross Internal Area 535 sq ft - 50 sq m



Fourth Floor



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 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.