



Union Court, Fauna Walk, Watford, WD24 4EA

welcome to

Union Court Fauna Walk, Watford

A beautifully finished two-bedroom upper floor apartment with a private balcony, open-plan living, and access to luxury residents' facilities, just 0.4 miles from Watford Junction with fast trains to London Euston. Don't miss out, call us today to view!





Entrance

Lounge/Kitchen

25' 5" x 13' 7" (7.75m x 4.14m)

Bedroom 1

16' 8" x 11' 5" (5.08m x 3.48m)

En Suite

6' 9" x 7' 3" (2.06m x 2.21m)

Bedroom 2

9' 6" x 12' 1" (2.90m x 3.68m)

Bathroom

7' 5" x 7' (2.26m x 2.13m)

Total Floor Area (from the EPC)

65 Square Metres

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Union Court Fauna Walk, Watford

- 2-Bedroom Upper Floor Apartment
- En-suite off Master Bedroom
- Moments from Watford Junction (0.4 Miles)
- Balcony
- Access to a Gym, Cinema Room & Business Lounge

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2700.00

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Guide price

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104710](https://www.brownandmerry.co.uk/Property/WAF104710)



Property Ref:
WAF104710 - 0006

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