



**Connells**

The Exchange, Watford Union Court, The Exchange  
Watford



### Property Description

Discover a collection of stylish, contemporary apartments at The Eight Gardens in Watford. Offering a range of studio, 1, 2, and 3-bedroom apartments, these homes have been thoughtfully designed for modern living—whether you need a peaceful workspace or a perfect spot for entertaining.

Just a 4-minute walk from Watford Junction, Union Court combines city-style living with the tranquility of beautifully landscaped surroundings. Overlooking gardens and artwork inspired by the nearby Grand Union Canal, the development offers a unique blend of urban convenience and serene outdoor spaces.

Each apartment boasts high-quality finishes and elegant details, ready for you to enjoy. Residents benefit from exclusive access to a private gym, business lounge, and a Car Club (available by subscription). Secure parking, bike storage, and beautifully designed communal gardens, including a rooftop retreat, add to the appeal.

### Chic And Contemporary Interior

Homes are finished to an exacting standard, with high quality fixtures and fittings and stylish details creating an elegant sanctuary that is always a delight to return to.

### Specification

#### Kitchen

- Matt finish with soft close cabinets and units
- Matt black feature open shelving
- Stone worktop and upstand
- Freestanding washer/dryer in utility cupboard
- Compartmentalised waste storage
- Bowl and a half under mounted sink, where applicable
- Matt black mixer tap
- Integrated single oven

- Integrated induction hob & extract hood
- Integrated fridge/freezer
- Integrated dishwasher to all units

### Bedrooms

- Fitted carpets to all bedrooms
- Fully fitted wardrobes to master bedrooms

### Bathrooms

- White steel bath with clear glass screen & niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile

### Shower En Suites

- Clear glass shower enclosure/screen with white shower tray and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile

## Heating

Electric underfloor heating, and electric hot water, individually metered to each apartment

## Telecommunications

TV/Freeview points fitted in all bedrooms and living areas

Wired for Virgin to Master bedrooms and living areas

Wired for Sky Q to living areas

High speed broadband connectivity for all units

## Security And Peace Of Mind

Mains powered smoke/heat detectors with battery backup to apartments and communal areas

24-hour CCTV coverage to whole estate with regular security patrols

10-year warranty

Video entry phone system

Fire sprinkler system installed to all homes

## Communal Areas

Lifts serving all accessible floors

12-hour concierge

Business lounge for residents

Residents' private gym

Residents' lounge

Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden area

## Car Parking

Secure parking available by negotiation. Some include car charging points

Secure cycle stores

## Outside Space

The outdoor space at The Exchnage has been beautifully designed to create areas where residents can relax, feel inspired and connect with the landscape. Art and sculpture form focal points within four of the garden areas: Dickinson Mews Gardens, Dickinson Mews Square, Penn Square and Fauna Walk. Each has its own distinctive identity, united by the theme of papercraft, which reflects Watford's industrial heritage. The remaining four gardens - Dickinson Mews, Podium Garden, The Roof Gardens and Dapple Grove Gardens - feature beautiful planting and landscaping that provide interest for the senses the whole year round

## Disclaimer

These particulars are compiled with care to give a fair description, but we cannot guarantee their accuracy and they do not constitute an offer or contract. The specification is the anticipated specification but may be subject to change as necessary and without notice. The developer reserves the right to change specifications, designs, floor plans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. All journey times stated are approximate, source google.com, tfl.gov.uk and crossrail.co.uk.





Total floor area 67.9 m<sup>2</sup> (731 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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6 The Parade  
WATFORD WD17 1AA

EPC Rating:  
Exempt

Service Charge:  
2914.12

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WTF314870 - 0005