



Union Court, 2 Fauna Walk, Watford

In Excess of £315,000

proffitt
& holt





Union Court, 2 Fauna Walk

Watford



Situated within the popular Exchange development in the heart of Watford, this beautifully presented one-bedroom apartment offers stylish modern living, complemented by an impressive range of exclusive residents' facilities.

Finished to a high standard throughout, the apartment features a bright open-plan kitchen/living/dining room, creating a sociable and versatile living space. The contemporary kitchen is fitted with a range of integrated appliances, while the generous double bedroom provides ample space for wardrobes and additional furniture. Completing the accommodation is a modern bathroom and useful built-in storage.

The Exchange has become one of Watford's most sought-after developments, offering residents access to a fully equipped gym, cinema room, co-working spaces and well-maintained communal areas, providing a lifestyle that is rarely found in the town.

Everything Watford has to offer is just moments from your doorstep. The Harlequin Shopping Centre, an excellent choice of cafés, restaurants, bars and entertainment venues, are all within easy walking distance, while the 'Green Flag' award-winning Cassiobury Park is close by for those looking to enjoy open green space and outdoor recreation.

Watford Junction Station is also within comfortable walking distance, providing fast and frequent services into London Euston in around 20 minutes, making this an excellent choice for commuters. The M1, M25 and A41 are all easily accessible for those travelling by road.

Whether you're taking your first step onto the property ladder, searching for a well-connected home or looking for a strong investment opportunity, this superb apartment offers an exceptional combination of location, lifestyle and convenience.

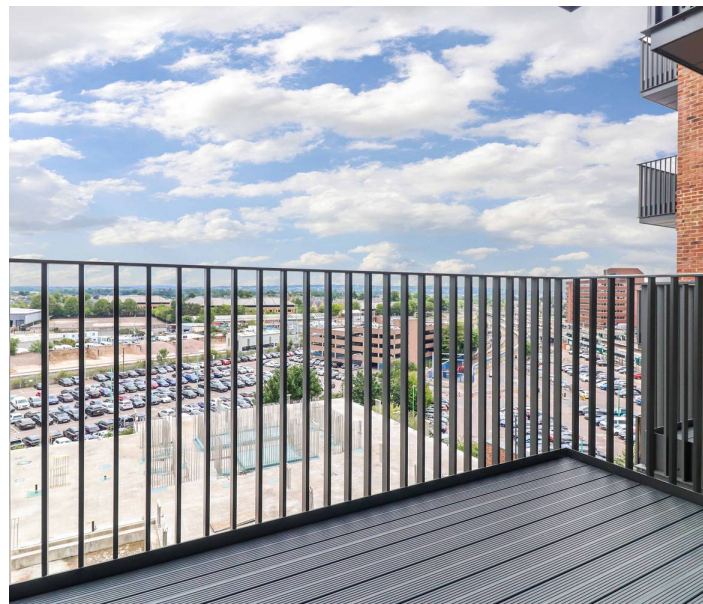


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The property is situated just a short walk to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools. Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace Theatre, and a variety of restaurants.

For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



- One Bedroom Apartment
- Open Plan Living Space
- Contemporary Fitted Kitchen
- Modern Bathroom Suite
- Residents' Gym & Cinema
- Co-Working Facilities
- Watford Town Centre Location
- Walk to Watford Junction



General Information



EPC – Energy Efficiency Rating: B

EPC – Environmental Impact Rating: B

Council Tax Band: C

Tenure: Leasehold

Services

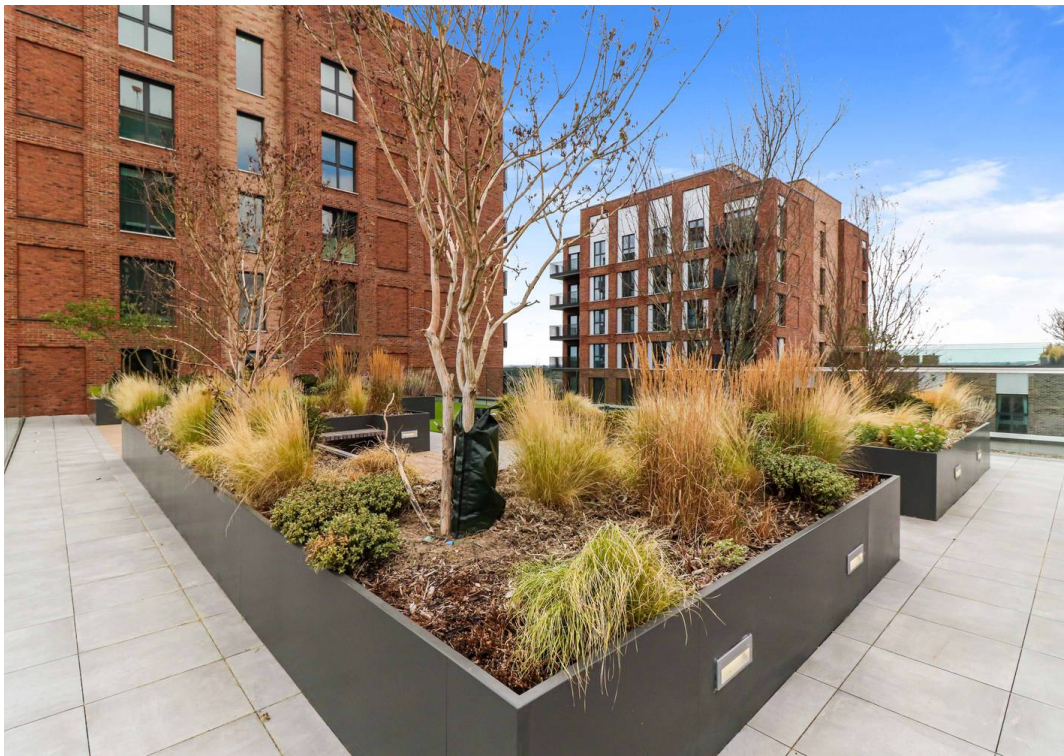
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

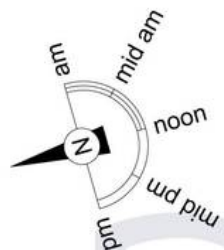
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





UNIT 613 UNION COURT, THE EMBANKMENT, WD24

APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT / 50 SQ M

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Proffitt & Holt – Watford

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