





A SPACIOUS ONE BEDROOM APARTMENT WITHIN THIS STUNNING NEW DEVELOPMENT – CHAIN FREE SALE

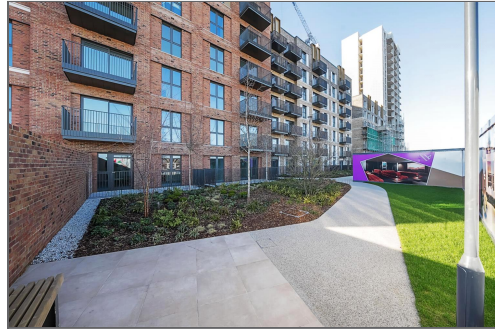
This impressive second floor apartment has recently been completed to the highest standard and in our opinion would be perfect for first time buyers or buy to let investors. Residents benefit from numerous features that include a 24-hour concierge, gym, business lounge and cinema room. And for commuters, Euston can be reached in as little as 14 minutes from Watford Junction!

Accommodation consists of an entrance hallway with two utility/store cupboards, spacious lounge/dining room with sliding double glazed doors to a large balcony, a luxury fitted kitchen with stone worktops and integrated appliances, double bedroom with fitted wardrobes and a stylish bathroom.



KEY FEATURES

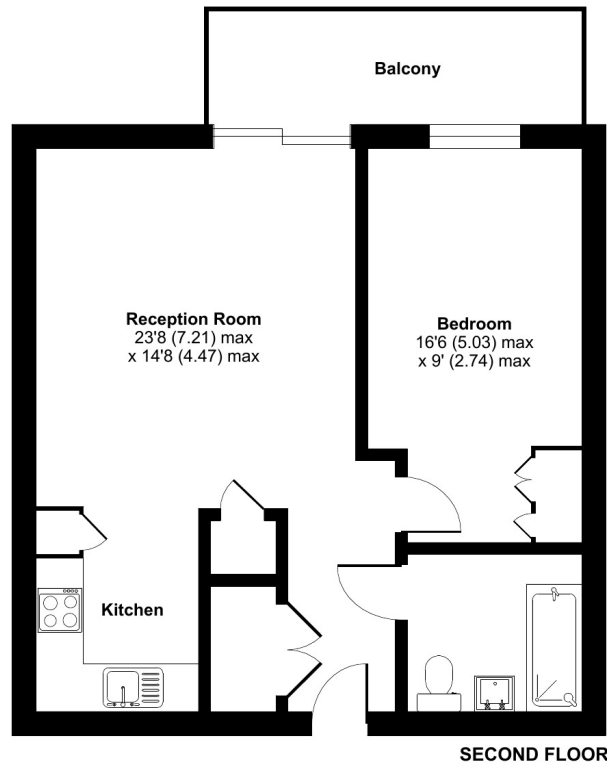
- Four minutes walk to Watford Junction
- Underfloor heating throughout
- Resident's gardens and roof terrace
- Video entry security
- 24 hour cctv to whole estate and regular security patrols
- Secure cycle stores




Union Court, Fauna Walk, Watford, WD24

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Salters Residential. REF: 1255346

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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