



**2 Bed  
Apartment  
located in**



501 2 Fauna Walk  
Watford  
WD24 4EB



£2,200

The apartment boasts a spacious open-plan Living and dining area, seamlessly connected to a modern kitchen equipped with high-quality appliances. This layout is ideal for both relaxation and entertaining.

Two Bedrooms, designed with comfort in mind, featuring ample storage solutions and large windows that invite natural light. The master bedroom includes an en-suite bathroom for added privacy.

Modern Bathrooms both fitted with contemporary fixtures and finishes, providing a sleek and refreshing space. Enjoy your morning coffee or unwind in the evening on your own private balcony, offering views of the beautifully landscaped communal gardens.

Residents can relax in the eight beautifully designed gardens that surround the development, offering a peaceful retreat from urban life. Along with exclusive amenities available including a 24-hour concierge service, a fully equipped gym, a business lounge, and a private cinema room, all designed to enhance your living experience.

The Exchange is conveniently located just a short walk from Watford Junction Station, providing swift access to London Euston in approximately 14 minutes. Watford town centre is within easy reach, offering a diverse selection of shops, restaurants, and entertainment options to suit all tastes.

Contact us today to arrange a viewing or for more information.



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

## DIRECTIONS

## CONTACT

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