

Connells

The Exchange, Watford Dart House The Exchange Watford

The Exchange, Watford Dart House The Exchange Watford WD24 4AD

for sale
£291,000







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.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

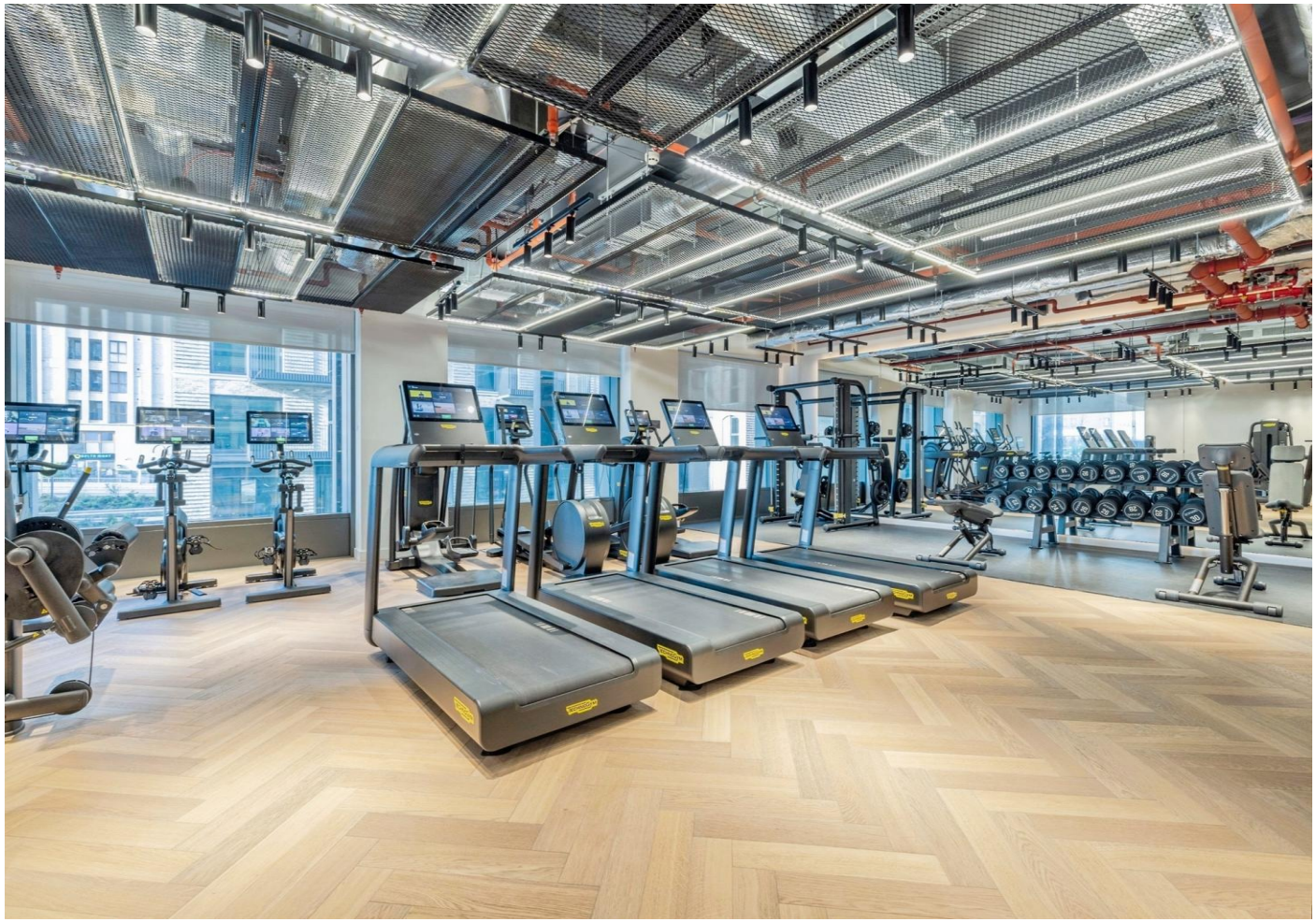
The outdoor space at The Exchnage has been beautifully designed to create areas where residents can relax, feel inspired and connect with the landscape. Art and sculpture form focal points within four of the garden areas: Dickinson Mews Gardens, Dickinson Mews Square, Penn Square and Fauna Walk. Each 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.











To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating:
Exempt

Service Charge:
1636.14

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315155

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.