



£200,000 Leasehold

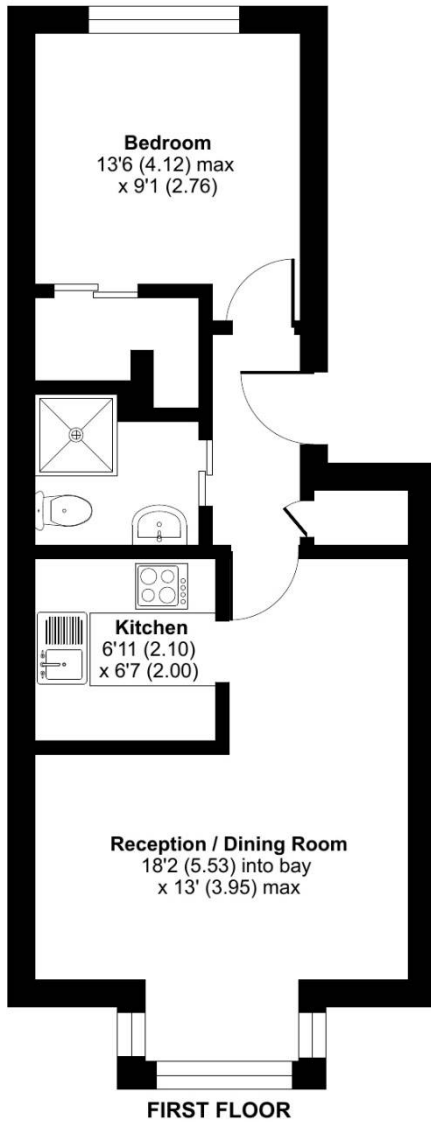
Marina Approach, Hayes, UB4

Simple Estate Agents present to the market this one bed first floor flat located in the popular marina area of Yeading. The property benefits from telephone entry system, laminate flooring, good size lounge, large bedroom with storage and shower room. The property is located close to the marina, Tesco's bus stops and local schools. This would be ideal for a first time buyer or someone looking for a buy to let investment.

Marina Approach, Hayes, UB4

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Approximate Area = 412 sq ft / 38.2 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). © nchemcom 2026. Produced for Simple Estate Agents. REF: 1437373

Directions

UB3 3ES Coldharbour Ln, Hayes Walk north-east towards Hunters Grove 138 ft
Turn left onto Hunters Grove 125 ft Turn right onto Coldharbour Ln ? 0.7 mi
Continue onto Yeading Ln ? 0.6 mi Turn right onto Yeading Fork ? 0.2 mi Turn
right onto Willow Tree Ln ? 0.3 mi Slight left towards Glencoe Rd ? 0.1 mi Turn
right onto Glencoe Rd 43 ft Slight left towards Glencoe Rd ? 469 ft Continue onto
Glencoe Rd Go through 1 roundabout 0.2 mi Turn right onto W Quay Dr ? 0.1 mi
Slight left onto Marina Approach ? 184 ft UB4 9TB Marina Approach, Hayes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	83	84
(69-80) C		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.