

# RIVERHOMES

**Packet Boat Waterside & Marina  
Uxbridge UB8**

**£172,000**  
Leisure mooring





## Packet Boat Waterside & Marina Uxbridge UB8

A different kind of home from home. Compact, sleek, refined, the M Series M250 is our most versatile craft yet. Whether it's for a much-needed holiday, a working weekend, or simply taking time to enjoy all-round blue health benefits, the M250 provides the ultimate marina experience. What sets the M250 apart is the ingenious use of space, making for a light-filled lounge and bedroom – both with balconies – partitioned by a fully-equipped kitchen and bathroom. Experience the convenience and tranquility of Packet Boat Waterside & Marina, located on the Grand Union

Canal in Cowley, Uxbridge. This modern marina offers lock-free cruising for 23 miles, making it ideal for leisure moorings. Enjoy top-tier facilities including secure key fob access gates, CCTV, well-lit non-slip jetties, and 24-hour emergency call-out services. With amenities such as modern toilet and shower facilities, a laundrette, and free Wi-Fi, Packet Boat Waterside & Marina ensures a comfortable and convenient stay. Whether you're looking for residential, leisure, visitor, or winter moorings, this marina offers a welcoming community and excellent services.



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### KEY FEATURES

**Prime Location:** Situated on the Grand Union Canal, offering 23 miles of lock-free cruising and easy access to London.

**Comprehensive Facilities:** Includes secure key fob access gates, CCTV, well-lit non-slip jetties, and 24-hour emergency call-out services.

**Modern Amenities:** Features modern toilet and shower facilities, a laundrette, free Wi-Fi, and allocated car parking.

**Vibrant Surroundings:** Enjoy the leafy parkland and the bustling atmosphere of nearby towns.

**Convenient Access:** Close to Cowley and Uxbridge, with excellent transport links to central London.

**No council tax – Leisure Mooring**

**Mooring charge – £5,746 approx. per annum**







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KEY INFORMATION	
Local authority:	Hillingdon Council
Internal area:	258 sq. ft. / 23.96 sq. m.
No. of bedrooms:	Studio
Council tax band:	Exempt – Leisure mooring
Mooring charge:	£5,746 approx. per annum





