charrison davis

Marina Approach, Hayes, UB4 9TB

DO NOT MISS THIS! – MODERN 1-BEDROOM GROUND FLOOR FLAT WITH PARKING & IMMEDIATE VACANT POSSESSION!
CHARRISON DAVIS OFFER FOR SALE THIS EXCELLENT MODERN-STYLE ONE-BEDROOM GROUND FLOOR APARTMENT – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS!
PARKING • VACANT POSSESSION • RECENTLY REDECORATED • GREAT LOCATION

Ready to move into or let immediately this property has recently been redecorated throughout, offering a bright, clean and neutral interior, creating the perfect blank canvas for a new owner. There's also the valuable benefit of an allocated parking space and immediate vacant possession.

The location is another major attraction, just a few hundred yards from the picturesque Willow Tree Marina and the Grand Union Canal, with its waterside walks and nature trails. Tesco Superstore is also close by, while excellent road and rail connections provide easy access to Northolt Central Line, the A40 into London, Hayes & Harlington Elizabeth Line station, Heathrow Airport and the M4 London.

Inside, the property features an entry phone system, entrance hallway with doors to all rooms, a good-sized double bedroom with built-in wardrobes, shower room/WC, and a particularly spacious L-shaped lounge/dining room with a separate fitted modern kitchen.

DON'T MISS OUT!

Whether you're looking for your first home, a low-maintenance property or a rental investment, this apartment ticks plenty of boxes.

GROUND FLOOR • PARKING • VACANT POSSESSION • EXCELLENT LOCATION

VIEWING IS HIGHLY RECOMMENDED!

Asking Price £198,500

Tel: 020 8573 9922 Fax: 020 8569 3495
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ
Email: info@charrisondavis.com www.charrisondavis.co.uk

charrison davis

50 Marina Approach, Hayes, UB4 9TB

charrison davis

50 Marina Approach, Hayes, UB4 9TB

charrison davis

50 Marina Approach, Hayes, UB4 9TB

charrison davis

50 Marina Approach, Hayes, UB4 9TB

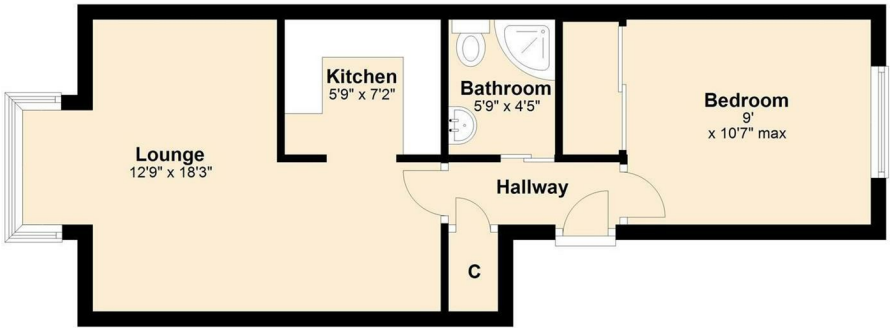
charrison davis

50 Marina Approach, Hayes, UB4 9TB

charrison davis

50 Marina Approach, Hayes, UB4 9TB

Ground Floor



charrison davis

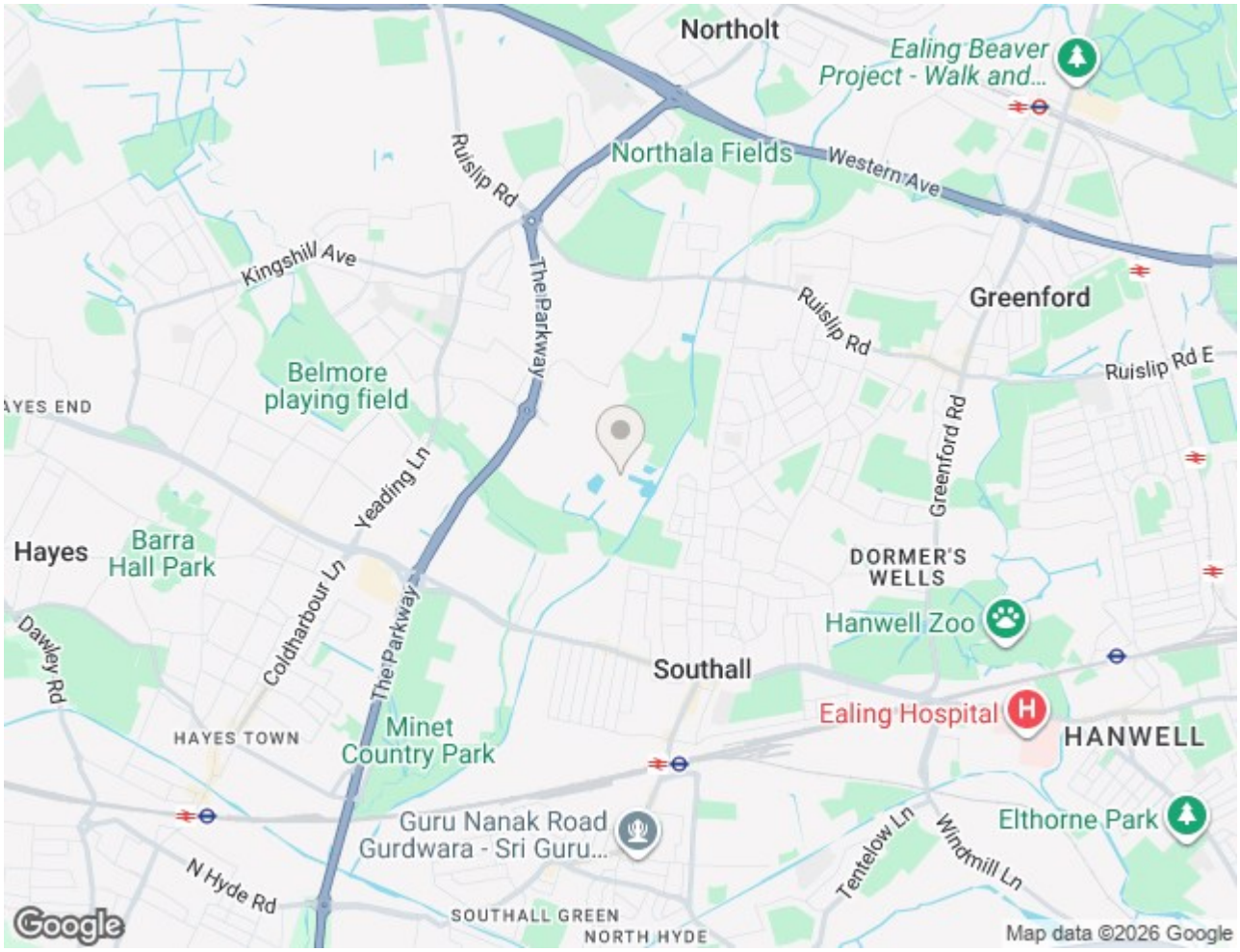
50 Marina Approach, Hayes, UB4 9TB

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

charrison davis

50 Marina Approach, Hayes, UB4 9TB