



Marina Approach, Hayes, UB4

Energy Performance Certificate: D



Caspian Giles

£230,000



Marina Approach, Hayes

This beautifully presented one-bedroom flat. The open plan living area creates a spacious and inviting atmosphere, enhanced by a large bay window that floods the space with natural light. The contemporary kitchen is equipped with sleek units, an integrated oven, and a stylish black backsplash, providing an ideal environment for home cooking and entertaining.

Externally, residents benefit from a well-maintained front garden and the convenience of off-road parking. This flat combines comfort, practicality, and contemporary style, making it an excellent choice for first-time buyers, professionals, or anyone seeking a low-maintenance home.

Key Features:

- Open plan living area
- Natural light throughout
- Built-in shelving
- Off-road parking
- One Bedroom
- One Bathroom
- Chain Free

Council Tax band: C | **£1,656.80**

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Bedroom

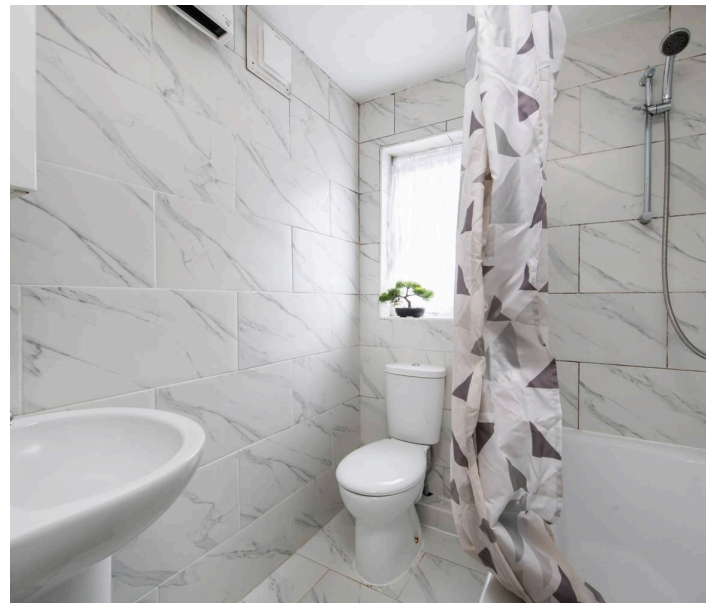
12' 3" x 9' 0" (3.73m x 2.74m)

Kitchen

7' 2" x 6' 0" (2.18m x 1.83m)

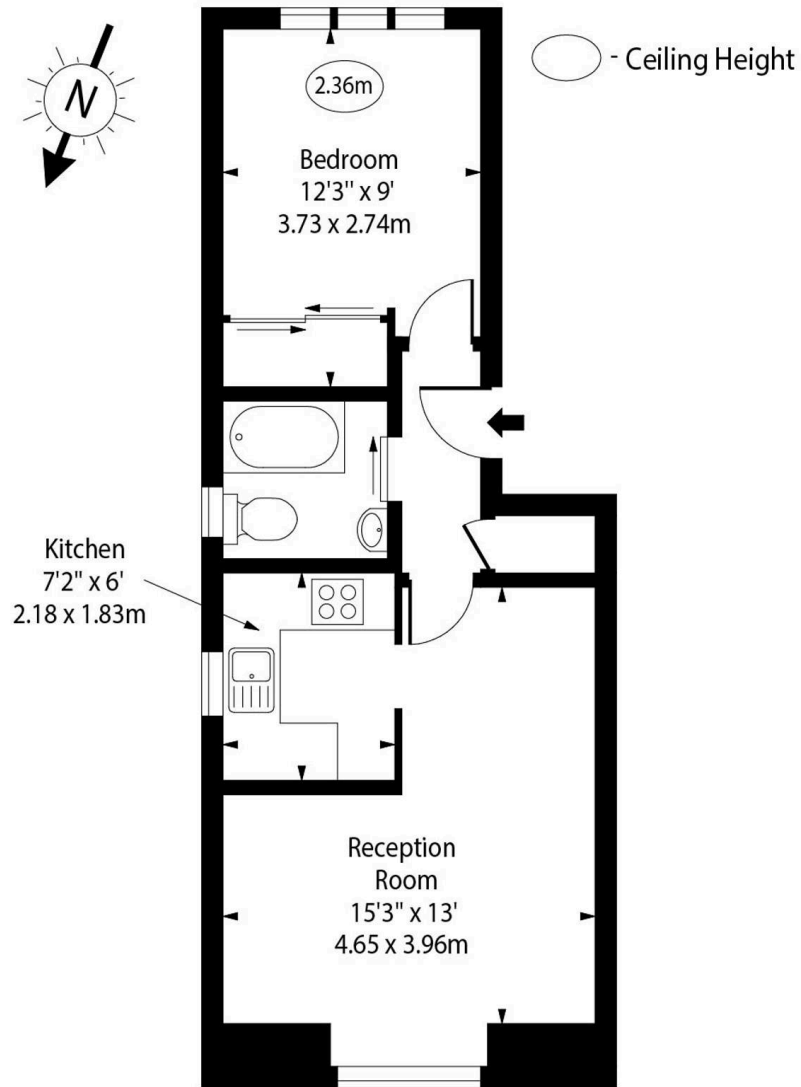
Reception Room

15' 3" x 13' 0" (4.65m x 3.96m)





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Ground Floor

Approx Gross Internal Area 392 Sq Ft - 36.42 Sq M

For Illustration Purposes Only - Not To Scale

ENRICO BIGA photography