



## YEADING MARINA

**£259,950**

### WOULD YOU LIKE TO LIVE CLOSE TO THE WATER?

It is with great pleasure that Karwood offer to the market this delightful one bedroom top floor apartment. If what you have on your mind is a property that you can walk straight in to and make your own then this has to be a serious contender. Found close to the popular Yeading Marina this property offers the chance to start your life as a homeowner in a premier location. Just some of the benefits on offer are a fitted kitchen, a nicely presented bathroom, reception diner and allocated parking. If the outdoors is also important then why not enjoy some of the benefits of the local area including a lovely Bistro overlooking the calm waters of the marina or the

### Features

- Apartment
- One Bedroom
- Marina location
- Fitted kitchen
- Reception/Diner
- Bathroom
- Allocated parking



### Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 35.9 sq. metres (386.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

### Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		70	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		52	59