



Marina Approach, Hayes, UB4 9TB

- One Bedroom Flat
- First Floor
- Parking for Residents
- Strong Buy to Let Investment (8% Gross Return)
- EPC Rating C
- No Chain
- Communal Gardens
- Great for First Time Buyers
- Viewings Highly Recommended
- Council Tax Band C

Asking Price £200,000



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Situated in the Yeading Marina location is this well presented, first floor flat being offered for sale with NO ONWARD CHAIN in Marina Approach. The property is great for first time buyers looking to step onto the property ladder or a great long term buy to let investment offering a 8% gross return.

The property comprises entrance hall, master bedroom, bathroom suite, separate sitting/dining area and a separate kitchen. Outside the property has communal gardens and parking for residents.

Marina Approach is situated within the popular Yeading Marina area of Hayes, offering a peaceful waterside setting while remaining conveniently positioned for local amenities and transport links. The property is close to Yeading Lane and the local Tesco Extra, with a range of shops, schools, bus routes and everyday facilities nearby. Hayes & Harlington Station is within easy reach, providing Elizabeth line services into Central London, while the A312, A40 and M4 offer convenient road connections towards Heathrow, Uxbridge and surrounding areas. The nearby marina and waterfront also provide an attractive setting for residents, with local leisure and dining options close by.

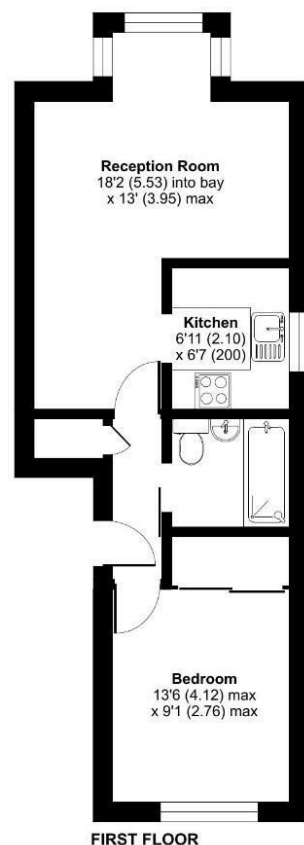


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Approximate Area = 411 sq ft / 38.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichirom 2026.
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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.