



TWO BEDROOMS | LARGE LOUNGE | FITTED KITCHEN | MASTER BEDROOM EN-SUITE | FAMILY BATHROOM | COMMUNAL GARDENS | ALLOCATED PARKING | SECURITY ENTRY PHONE | LONG LEASE | NO UPPER CHAIN |

Lawlors Estate Agents are delighted to offer to the sales market this two-bedroom apartment situated in the highly desirable Yeading Marina development. The top floor residence comprises entrance into a large inviting hallway leading to a spacious, light and airy lounge and diner area with balcony doors, a modern fitted kitchen, an en-suite fitted master bedroom, fitted bedroom two and a main family bathroom. Additional benefits include security entry phone system, allocated parking and use of communal gardens as well as a long un-expired lease term. Set as part of this highly sought after development, the property is ideally suited for both owner occupying and investor buyers alike. No upper chain.

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Window panel door to communal area with stairs to the 1st floor and wooden door to;

Entrance Hall

Ceiling light fittings, textured ceiling, coving, smoke alarm, power and telephone points, loft hatch, wall mounted heater, mains fuse boxes and tips, laminated wooden flooring, doors to

Lounge

(Measuring 21'2 x 10'2)

Double glazed doors to the rear aspect complete with curtain pole, ceiling light fittings x 2 and wall mounted lighting, textured ceiling, coving, TV, power and telephone points, wall mounted heater, alcove with fitted shelving points, laminated wooden flooring, door to:

Kitchen

(Measuring 10' x 9')

Double glazed window to the rear aspect, range of eye and base level units complete with rolled edge work surfaces incorporating stainless steel sink drainer unit complete with mixer taps and tiled splash back, cooker with

extractor fan fitting, space and plumbing for washing machine, space for fridge freezer, ceiling lights fitting, textured ceiling, power points, part tiled walls and tiled floor

Bedroom One

(Measuring 10'7 x 9'4)

Double glazed window to the front aspect complete with curtain pole, ceiling spot light fitting, textured ceiling, power and TV points, wall mounted heater, integrated mirror panel wardrobe, carpet flooring, door to

En-suite

Opaque window to the side aspect, matching 3 piece shower suite comprising etched glass shower cubicle with wall mounted shower connection and tiled surround, pedestal hand wash basin complete with tiled splash back and WC, wall mounted medicine cabinet with mirror panel fascia, ceiling spot light fitting, textured ceiling, towel rail, wall mounted heater, vinyl lino flooring

Bedroom Two

(Measuring 10'4 x 6'5)

Double glazed window to the front aspect complete with curtain pole, ceiling light fitting, textured ceiling, integrated wardrobe with mirror panel doors, carpet flooring

Bathroom

Opaque window to the side aspect, three piece bath suite comprising panel bath complete with mixer tap and shower connection, hand wash basin incorporated over base level storage unit with mixer taps and tiled splash back and WC, wall mounted mirror, ceiling light fitting, textured ceiling, wall mounted heater, towel rail, large airing cupboard with immersion tanks and power point, vinyl lino flooring

EXTERNAL

Access to the communal gardens via side gate, mostly laid to lawn

Allocated parking space

Yeading Marina situated only a short walk away

Price: £289950

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