



West Quay Drive, Yeading, , UB4 9TA

A two bedroom ground floor purpose built apartment situated on the much sought after Yeading Marina Development. Comprising of a lounge with separate kitchen, master bedroom with en-suite shower-room, a further bathroom, communal garden and an allocated parking space.

Available immediately.

Per Calendar Month: £1,200.00

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HALLWAY

Front aspect door, security intercom system, Wall fitted storage heater, power point.

LIVING ROOM

6.10m (20' 0")6 x 3.05m (10' 0")2

Double glazed door to the rear leading to communal gardens, a door to kitchen, wall fitted storage heater, power point.

KITCHEN

2.74m (9' 0")7 x 2.44m (8' 0")7

Double glazed window rear aspect, single bowl and drainer with tap, wall and floor mounted units, fitted extractor fan, space for cooker, space for a washing machine, space for a slim line dish washer, partly tiled walls, and power points.

BEDROOM ONE

3.05m (10' 0")6 x 2.74m (9' 0")5

Double glazed window front aspect, wall fitted storage heater, built-in cupboard, power point, access to en-suite.

EN-SUITE SHOWER-ROOM

Double glazed frosted window side aspect, low level WC, inset wash hand basin with mixer tap and vanity unit below, fully tiled walk-in shower.

BEDROOM TWO

3.05m (10' 0")6 x 1.83m (6' 0")4

Front aspect double glazed window, wall mounted electric heater, built in cupboard, power points

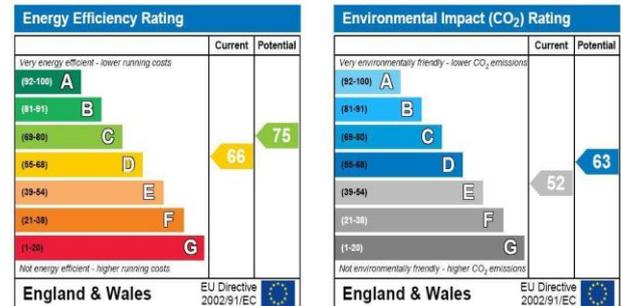
BATHROOM

Double glazed rear aspect frosted window, low level WC, inset wash hand basin with mixer tap and vanity cupboard below, panel enclosed bath with mixer tap and shower attachment.

COMMUNAL GARDENS

Laid to lawn with part shrub borders.

ENERGY PERFORMANCE RATING



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

OPENING HOURS

Monday - Thursday: 09:00 - 19:00

Friday: 09:00 - 18:00

Saturday: 09:30 - 16:30

Sunday: closed

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