



Willow Tree Marina

Hayes, UB4 9TB

£145,000

- Fabulous new contemporary boat
- Light and airy living room with access to spacious deck
- Bedroom with further deck
- Kitchenette and full shower room

H₂O
HOMES



Welcome aboard the fabulous new M250 Series! This fantastic new craft is modern in design, versatile in use and contemporary in features. The boats are beautifully presented and finished to a high standard and once on-board there is a wonderful instant connection with the soothing qualities of being on the water. If you are looking for a sleek waterside retreat this boat may just fit the bill!

LIVING AREA

This space delights in its brightness with windows to each side and a sliding door opening to the spacious deck allowing light and air to flow through. The engineered wood floor provides durability and enhances the contemporary ambience along with recessed spot lighting and stainless steel fittings.



KITCHENETTE

With stylish fitted units the kitchenette is compact but designed with everything you need. There is a gas hob with an extractor hood over, integrated fridge and microwave oven. Work tops with matching upstands and stainless steel sink with mixer tap.

BEDROOM

The bedroom is a cosy space to relax and unwind but continues the contemporary theme with the gorgeous engineered wood floors complimented with recessed spot lights and stainless steel fittings. With picture windows and a door leading to a further deck this truly is a perfect spot to take in the serenity of the water.





SHOWER ROOM

The shower room is of good proportion with the suite comprising of the shower cubicle with glazed door, hand basin with mixer tap, low level WC and chrome heated towel rack. Recessed ceiling lights and engineered wood floor.



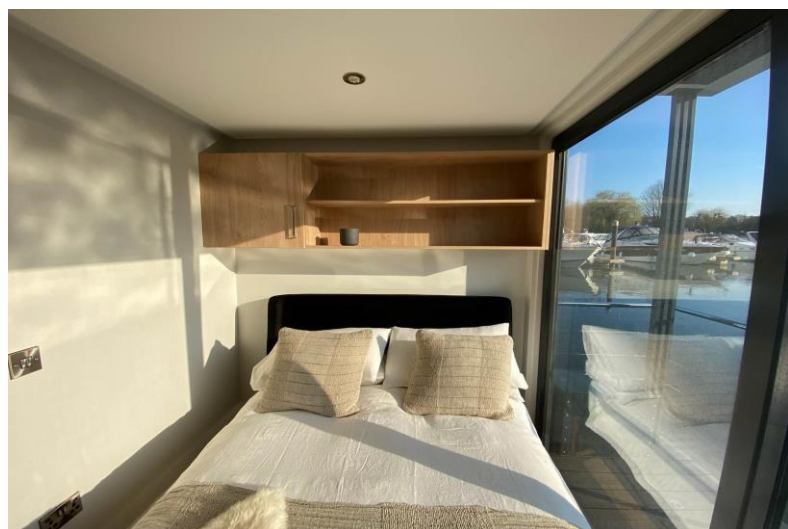
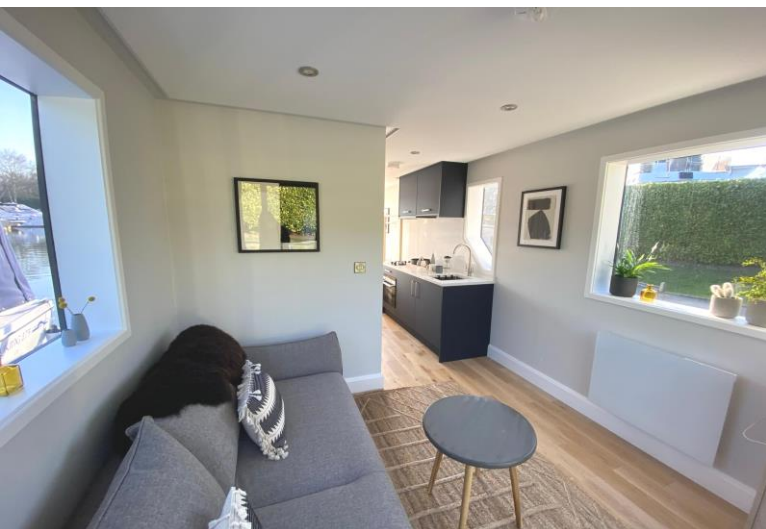
Gas is provided by means of a bottle and electric is supplied via hook up to a meter point. There is a large hot water tank on board and wall mounted panel heaters. All walls are plastered and the crafts are insulated meeting U values building regulations. The doors and windows are double glazed and the warranties are as follows:

- 12 month defects period
 - 20 year design life on structure
 - 10 year design life on pontoons
 - 10 year design life on cladding
- (Subject to reasonable maintenance)

MOORING FEE

£9,639.00 ex VAT per annum

Please note : Boat not shown in sales location.





FURTHER INFORMATION

Overall length : 10.4m
 Accommodation length : 7.25m
 Width/Beam : 3.6m
 Air draught : 3.75m
 Freeboard : 0.5m
 Gross area : 23m sq /250 sq ft

EXTERIOR FINISH/CLADDING

Aluminium/Composite (White)

MOORING

Rope and cleat (gangway optional)

FLOTATION SYSTEM

Concrete pontoon
 Constructed to Eurocode 2 BS EN 1992

BALCONY

3.6 x 2m to front and 3.6m x 1m to rear
 Hardwood decking and fender
 Handrail and guarding
 Stainless steel post and wire

JOINERY

Solid core internal doors with rebate
 150mm skirting with rebates
 100mm architrave rebates to match

IRONMONGERY

Chrome handles, hinges and door furniture

ASSEMBLY

Prefabricated in factory and assembled on site

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements