



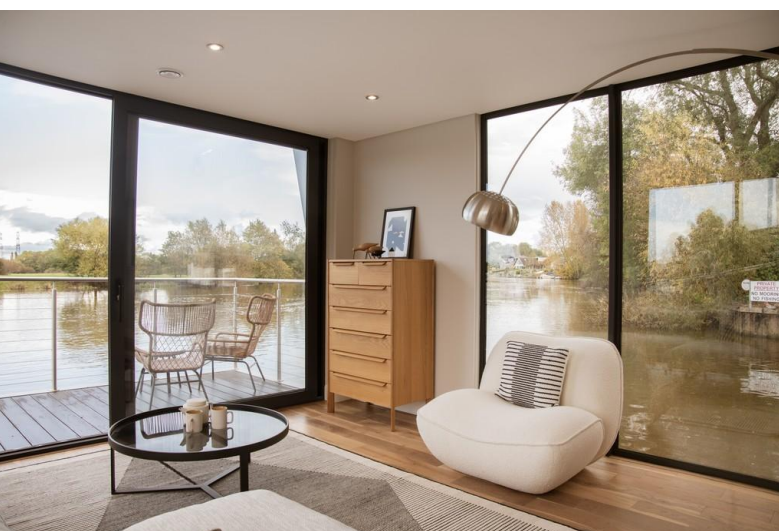
## Liverpool Marina

Coburg Wharf, L3 4BP

- Magnificent 2 double bedroom houseboat
- Fantastic open plan kitchen/living room
- Shower room
- Fore deck (roof terrace optional extra)

**From £420,000**

**H2O  
HOMES**



Wanting a lifestyle on the water in a vibrant city location? Then take a look at the R Series 750 range that is unique in style, contemporary in features but practical for everyday living. This stunning houseboat is built to a high specification with all the creature comforts of a main home. Be blown away by the light infused rooms and superior finish of these fabulous houseboats with the huge added benefit of having a residential mooring, but if you are looking for an investment opportunity there is also an option of letting out these wonderful homes too!

Liverpool Marina is a destination location, approximately 20 minutes walk away from the city centre, which is famous for its maritime heritage, iconic buildings and music. Take a ferry cruise along the Mersey where the iconic mercantile buildings can be observed. Without having to go into the city centre there is plenty to entertain you along the waterfront including a watersports centre, casino, entertainment arena, museums and plenty of shops and restaurants. The marina itself provides lots of the usual boating facilities along with a friendly yacht club and is home to 'The Anchor', a newly refurbished bar

kitchen and terrace that adds another shower cubicle with thermostatically controlled sophisticated touch to the waterfront!

### ENTRANCE HALL

The inviting and spacious hallway is flooded with light from its striking angular windows. Here there is a large utility cupboard housing a washing machine and further storage cupboard.

### OPEN PLAN KITCHEN/LIVING ROOM

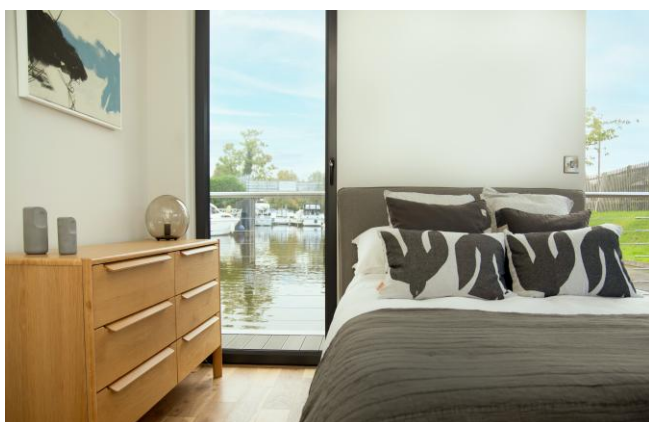
Floor to ceiling, picture windows and large sliding door to the decked balcony welcome you into this stunning space where there is an instant calming connection with the water. The kitchen is fully fitted with integrated appliances including eye-level oven, induction hob, extractor hood, fridge, freezer and dishwasher. Underslung composite sink with mixer tap and composite drainer. The living/dining area is just the spot for either relaxing or entertaining and leads straight onto the deck.





## MAIN BEDROOM

With a double aspect the spacious main suite has a useful fitted double wardrobe.



## BEDROOM TWO

The angular windows in this double bedroom frames those peaceful water views beautifully and also benefits from a fitted double wardrobe.



## SHOWER ROOM

The contemporary shower room comprises of a large shower. Wall hung hand basin with mixer tap and mirror with sensor integral light over. Wall hung WC with concealed cistern. To add to the finish, a chrome heated towel rack and ceramic tiled floor.

## MOORING FEE

£9,990.00 per annum.

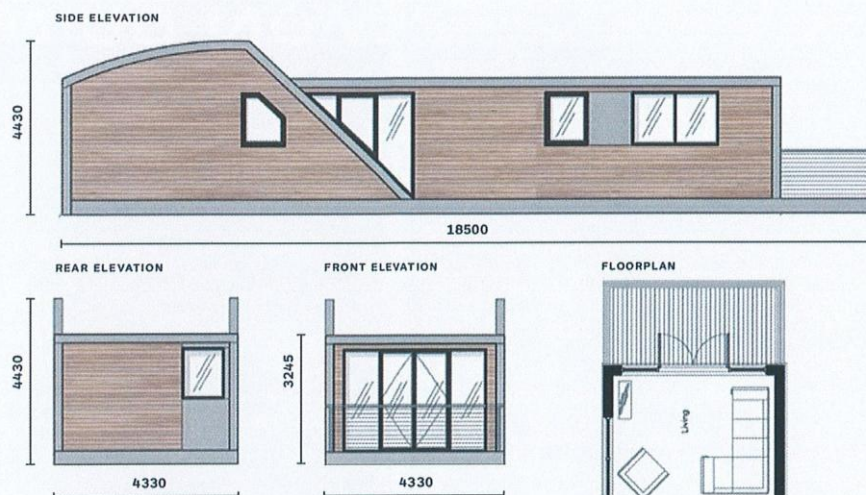
## INFORMATION

The houseboat benefits from efficient LED lighting and quality solid wood flooring in all the main rooms. The heating is provided by Dimplex wall mounted heaters and contemporary chrome furniture throughout.

**Please note that images are for illustrative purposes and fixtures and fittings subject to change to individual requirements.  
BOAT NOT SHOWN IN SALES LOCATION.**



# 2



## Dimensions

Overall Length – 18.5m  
 Module size – 16.5m  
 Width / Beam – 4.3m  
 Air Draught – 4.5m  
 Freeboard – 0.5m

**AREA (GROSS)**  
 70sqm / 750sqft

## BOAT INFORMATION

Floatation System :  
 Fully enclosed concrete pontoon  
 Constructed to Eurocode 2 BS EN

## WARRANTY

12 month defects period  
 60 year design life on structure  
 50 year design life on pontoons  
 10 years design life on cladding  
 (Subject to reasonable maintenance).

## 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