



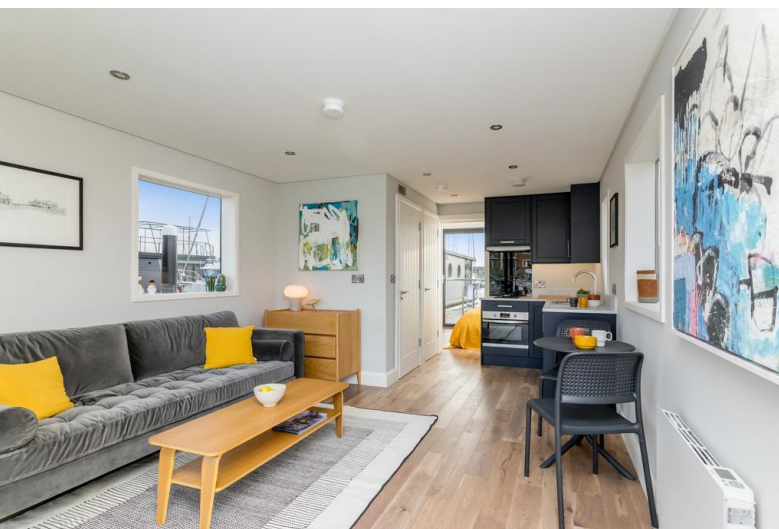
## Liverpool Marina

Coburg Wharf, L3 4BP

- Brand new contemporary craft
- Bright and spacious open plan living/kitchen area
- Separate double bedroom with fitted storage, full shower room
- Fore and aft decks (roof terrace optional extra)

**From £199,000**

**H<sub>2</sub>O**  
**HOMES**



Get ready for a lifestyle on the water with the fabulous new M Series 350! This new contemporary craft enjoys a spacious open plan living/kitchen area leading onto the good sized deck for alfresco dining! The double bedroom benefits from fitted storage and access to a further deck and there is a full shower room!

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 sophisticated touch to the waterfront!



## LIVING AREA

This space delights in its brightness with windows to each side and double doors 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 electric oven. Work tops with matching upstands and stainless steel sink with mixer tap.

## BEDROOM

The bedroom continues with the contemporary theme with the gorgeous engineered wood floors complimented with recessed spot lights and stainless steel fittings and has the added benefit of fitted storage. 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.

## MOORING FEE

£5,670.00 per annum.

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

## INFORMATION

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. Foul waste held in 1000 ltr holding tank. 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)

## FURTHER INFORMATION

Overall length : 12m

Accommodation length : 7.95m

Width/Beam : 4.5m

Gross area : 33m sq /350 sq ft

## EXTERIOR FINISH/CLADDING

Aluminium/Composite (White).

## FLOTATION SYSTEM

Solid GRP hull.

Constructed to Eurocode 2 BS EN 1992.

## BALCONY

Black composite decking.

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.





## 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