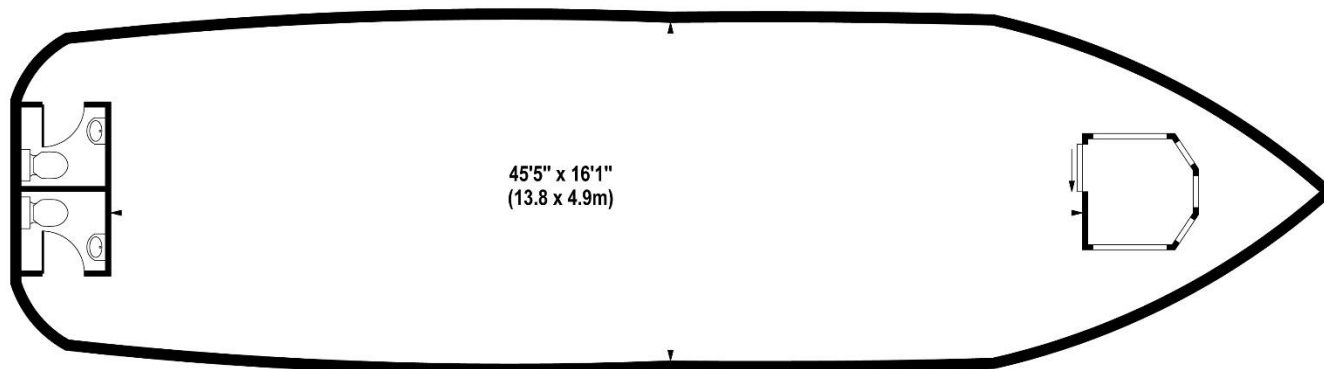


Absolute Homes



Alexandra



APPROX. GROSS INTERNAL FLOOR AREA 864 SQ FT / 80 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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This vessel is 62 ft in length and has a beam of 17'6. with a total square footage of 864 sq.ft. The hull is constructed from steel and completed 1979. Presently there is a Ford diesel 108 6 cylinder engine in place, there are 2 toilet compartments. Below decks there is a soil tank, water tank and fuel tank and ample additional dry storage.

Presently there is fixed teak bench seating on the open sealed flush deck. This vessel would be an ideal houseboat conversion project providing a lounge, kitchen, bathroom and two bedrooms, with a roof terrace.

Quotes are available for the approximate cost of conversion.

£150,000
Freehold

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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