

# HoldenCopley

PREPARE TO BE MOVED

Tamworth Road, Long Eaton, Derbyshire NG10 3AE

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£175,000



## LUXURY HOUSEBOAT FOR SALE...

Sawley Waterside and Marina, the largest inland marina in the UK, is nestled in a serene location along a navigational stretch of the River Trent near Long Eaton in Nottinghamshire. Spanning 23 acres of water bordered by lush, natural landscapes, this picturesque haven offers a peaceful retreat while remaining well-connected. Here, you can explore the majestic River Trent, River Soar, and the Trent & Mersey Canal, journeying through miles of untouched countryside, all while being close to the vibrant cities of Nottingham and Leicester. The homes at Sawley Waterside are designed for modern living, featuring expansive floor-to-ceiling windows that fill the open-plan living areas with natural light. These spaces include built-in kitchens and ample room for entertaining, dining, or relaxing. Complete with two double and furnished bedroom and a stylish bathroom suite. Outside, there is a decked terrace along with a rooftop terrace, providing exceptional outdoor living spaces with stunning views of the marina. Constructed and insulated to the latest standards, these unique properties ensure comfort year-round, offering cool summers and cosy winters on board.

MUST BE VIEWED





- Luxury House Boat
- Two Double Bedrooms
- Open Plan Living
- Kitchen Area
- Storage Space
- Modern Shower Suite
- Decking Area & Roof Terrace
- Allocated Parking Space
- Safe, Secure & Serviced Marina In Countryside Location
- Various Facilities Available

## ACCOMMODATION

### Open Plan Living

19'5" x 14'2" (max) (5.92m x 4.33m (max))

The open plan living & kitchen area has fitted base and wall IKEA ENKOPING units with BAGGANAES BLACK silver handles and a IKEA SALJAN BLACK MINERAL worktop, an undermount sink with a swan neck mixer tap, an electric 2-burner induction hob, an integrated dishwasher, an integrated fridge and freezer, an integrated microwave, an in-built utility / airing cupboard, Vox crystal shore flooring, LED ceiling strip lights, a wall-mounted electric heater, a TV point with aerial cable, floor to ceiling anthracite windows with curtains, and double anthracite sliding doors providing access into the accommodation.

### Utility / Airing Cupboard

3'2" x 2'7" (0.97m x 0.80m )

This space houses the boiler.

### Bedroom One

9'9" x 7'10" (max) (2.99m x 2.40m (max))

The first bedroom has wood-effect flooring, a wall-mounted electric heater, an ottoman double bed, a fitted mirrored cupboard, an LED ceiling strip light, a circular anthracite window with a fitted blind, a full-height anthracite window with curtains, wall-mounted reading light fixtures, and a single anthracite door with a curtain providing access to the rear deck.

### Bedroom Two

9'5" x 6'0" (max) (2.88m x 1.85m (max))

The second bedroom has wood-effect flooring, a wall-mounted electric heater, an LED ceiling strip light, an ottoman double bed, a fitted mirrored cupboard, a circular window with a fitted blind, and wall-mounted light fixtures.

### Shower Suite

6'2" x 4'6" (max) (1.88m x 1.39m (max))

This space has an electric flush W/C with macerator, a wash basin with fitted storage underneath, a wall-mounted vanity mirror, a shower enclosure with a mains-fed shower, Vogue wall and shower enclosure cladding, wood-effect flooring, a heated towel rail, an extractor fan, LED ceiling strip lights, and a circular anthracite window.

## OUTSIDE

Outside of the property is a Dura composite decking area with recessed spotlights overlooking the marina. There is also access to the roof terrace with stainless steel railings.

## ADDITIONAL INFORMATION

Broadband – Hyperoptic, Openreach

Broadband Speed - Superfast available - 34 Mbps download / 6 Mbps - upload

Phone Signal – Mostly good coverage for 4G / 5G

Electric Hot Water System

1000 litre water and waste tanks with sensors and level indicators

Sewage - Waste Pump

Flood Risk – Area is high risk of flooding

Non-Standard Construction – Yes - Galvanised Pontoon frame

Any Legal Restrictions – Any Legal Restrictions – Not mortgageable

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold - MOORING FEE: £3917 RESIDENTIAL / £2696 LEISURE

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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