



£175,000
point Wharf lane
TW8 0EA

Bought from new, the owners specified a very high level of equipment for the boat, ensuring living afloat was as comfortable as possible.

The boat has underfloor heating, as well as radiators. Triple-glazed, electrically operated skylights. Double-glazed windows and portholes. A high spec kitchen with an induction hob, electric oven and counter-top extractor.

There is lots of storage throughout the boat, with professionally fitted units in the saloon, and walk-in store cupboard, and a large clothes storage unit in the main cabin.

The boat offers the maximum amount of accommodation in a 65ft boat, with the main cabin extending over the well-deck. A good sized second cabin, and a luxurious bathroom, with an electric flushing loo and holding tank. Facilities for the pump-out are available at the mooring, with no need to move the boat.

The boat has not been out of the water since launch in 2020, but she has a two-pack protection coating below the waterline, so is expected to be in excellent condition.

Her first BSS was issued in Jan 2025, and expires in 2029.

Mooring fees are circa £1,000 per month. There is also a car parking space available, if required, at an additional cost of £75/m + VAT.

Please note that this vessel was first commissioned as a 'sail-away' in 2020 and was subsequently fitted out to the vendor's specification. The Certificate of Conformity only covers the vessel as originally commissioned. The new owner may wish to have a Post Construction Assessment (PCA) before purchase.

These boat details are subject to contract.

Note: Offers on the asking price may be considered.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

OFFICE ADDRESS

88 Cheshire Street
London
E2 6EH

OFFICE DETAILS

0207 739 6969
info@peachproperties.com
www.peachproperties.com