



Absolute Homes

Ash Island, East Molesey

Description:

We are delighted to be bringing on this unique riverside lifestyle with a beautifully appointed 1-bedroom houseboat, moored in the tranquil surroundings of Ash Island. Perfectly blending comfort and functionality, this floating home is ideal for those seeking peace, privacy, and a touch of adventure.

Powered by a Barrus Shire 14 50 50HP engine with only approximately 15 hours of use, the boat is ready for cruising or content as a permanent mooring. Onboard power is managed by a Sterling Pro Combi S combined inverter charger, ensuring reliable and efficient energy wherever you are.

The fully-equipped modern kitchen includes an electric oven, induction hobs, fridge freezer, dishwasher, and washing machine—everything you need for convenient living on the water.

Hampton Court Village with its variety of amenities is within walking distance and includes a selection of independent shops, restaurants and bars in Bridge Road together with the historic Hampton Court Palace, and beautiful Bushy Park.

Towpath walks are possible in both directions, towards Kingston or upstream past the rowing club, cricket club and on through Molesey.

No pets are allowed

Resident parking permits can be obtained from Richmond Borough Council.

Additional Features:

- Valid Boat Safety Certificate until August 2025
- Last blacked in summer 2021, due again in 2026
- Spacious and well-lit interior with a cozy bedroom
- Tucked away on the peaceful and picturesque Ash Island, this one-bedroom houseboat offers a rare opportunity to live close to nature while enjoying modern comforts.

Specifications:

- Sterling Pro Combi S Combined inverter charger
- Barrus Shire 14 50 50HP Engine (only approx 15 hours use)
- Kitchen with electric oven and induction hobs, fridge freezer, dishwasher and washing machine
- Boat Safety Certificate valid until August 2025
- The blacking was last completed summer 2021, so will need to be out of the water again in 2026



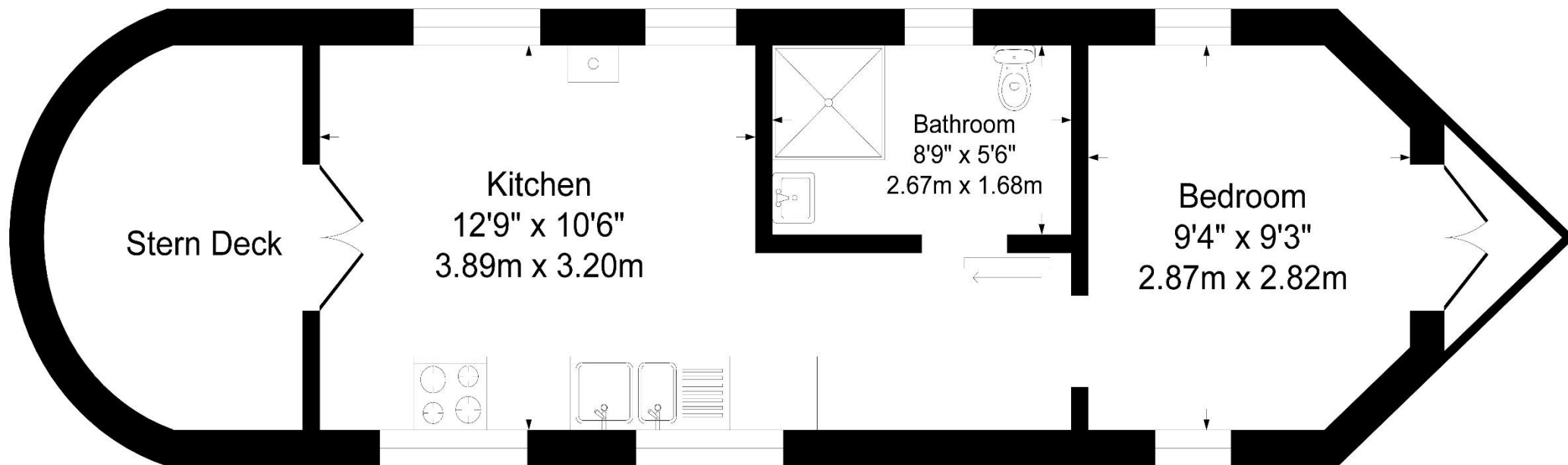


INFORMATION

TENURE:	Leasehold
MOORING CHARGES:	£500 per month approx. This lease is annually renewable but on a rolling basis and therefore very secure.
OTHER COSTS:	Such as water and access to the island cost around £25 per month.
COUNCIL TAX:	A
COUNCIL:	Richmond Borough Council
EPC:	Exempt
PRICE:	£99,500



Approximate Gross Internal Area = 404 sq ft - 38 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

 absolute-homes.co.uk

 01784 557 898

 info@absolute-homes.co.uk

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.

