

Absolute Homes





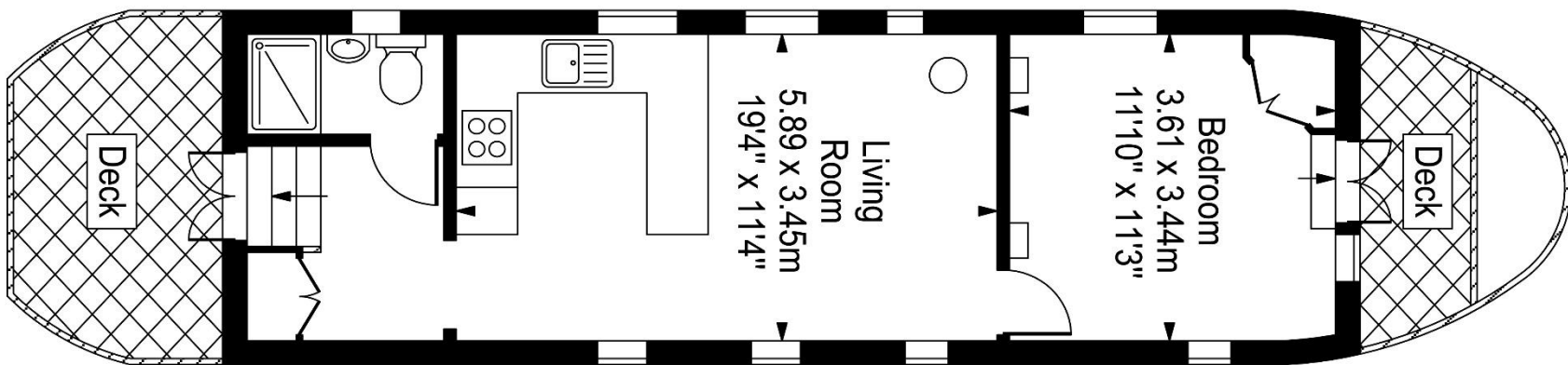
We are pleased to offer this 56' widebeam narrow boat having been the subject of complete internal and external refurbishment. comes with new boat safety, steel hull and superstructure, brand new Beta B-75 engine with 5 year warranty.

- Fully refurbished internally and externally
- Aft deck entrance
- Steel/oak flooring step inserts into reception area
- Cupboard housing electrical system/controls, water calorifier under steps
- Toilet and fully tiled shower unit with sink and vanity unit, downlights, curved chrome electric towel radiator
- 55 litre horizontal single coil calorifier
- Galley kitchen with soft close units including dishwasher, washing machine, gas oven, gas hob, extractor unit, free standing fridge freezer, sink. Oak work tops
- Lounge area, New wood burning stove, downlights
- Bedroom. Fitted corner wardrobe and overhead and side units, magic reading lights, oak topped desk
- Spray foam insulation and Oak flooring throughout
- Aluminium opening and removable Double glazed units with Oak interior frame trims/surrounds
- Integral steel Water tank
- New steel waste tank 275 litre
- Beta B-75 with PRM280 Gearbox with 2.1 reduction and 5 year warranty from 26/5/19
- Full electrical rewire 240v electrics with inverter charger unit for battery system
- Victron Phoenix Sine Wave Multi Plus. 12V,
- 3000VA Compact Inverter with 120 Amp Charger
- Victron BMV700 battery monitor
- 4 x Photonic Universe AGM 100Ah batteries
- Electric Convection Radiators x3 Smart Home Panel Heaters 1400W, 1000W and 800W and curved chrome electric towel radiator
- 240v shore power connection
- Whale Gulper Bilge pump
- Full repaint above and below waterline 2 pack Jotamastic 87 on hull and polyurethane gloss
- Cathodic protection newly fitted to hull

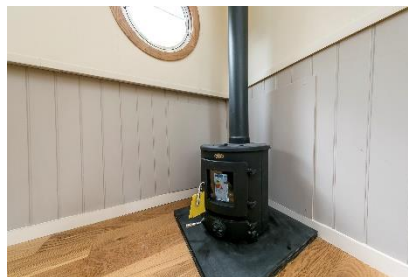
£90,000



Approx. Gross Internal Area
41 Sq M - 440 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.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.