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Basingstoke Canal West Byfleet

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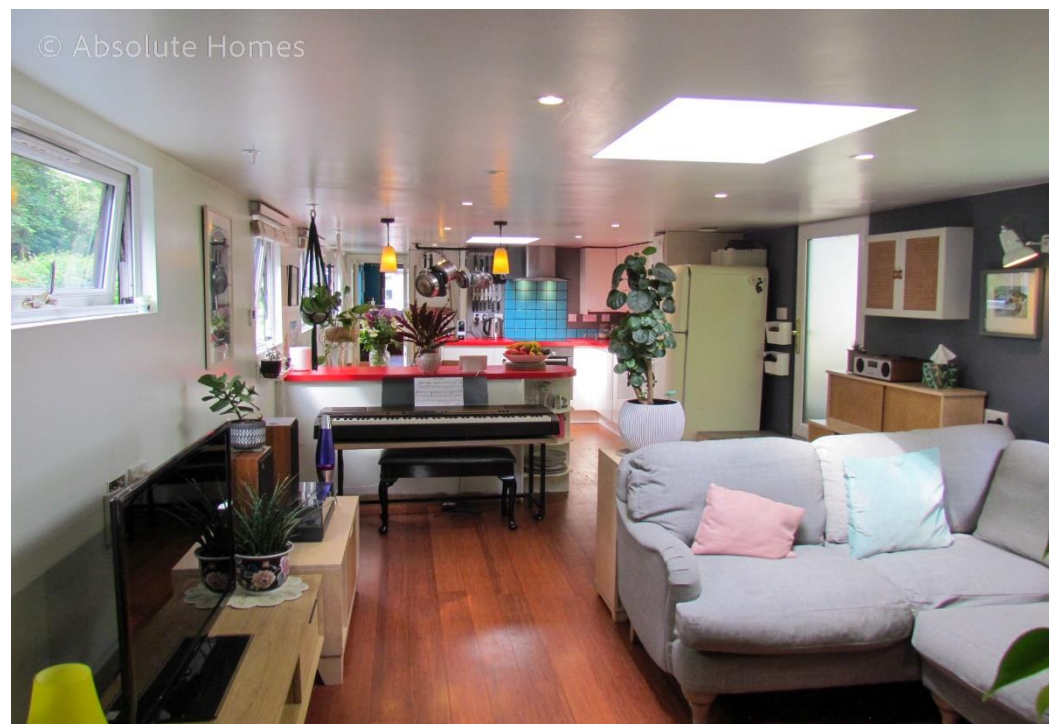
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Basingstoke Canal West Byfleet

We are delighted to offer for sale this Residential mooring and 9-year-old, 70 foot houseboat built to the present owners specifications, offering hugely versatile accommodation, centering around a 30' Lounge and open plan fitted Kitchen/breakfast room. The main bedroom has a double aspect with sliding doors opening to the outside. There is a double second bedroom and good size 3rd single bedroom (currently used as an office).

The Mooring is approximately 80ft in length and has the huge benefit of its own private garden running alongside the vessel, with lawn, patio, shed and an amazing cottage with 320sq ft of space with a large open plan area to the ground floor with parquet flooring, log burning stove and mezzanine floor. This is presently used as an office/studio. The verandah attached to the cottage is the perfect spot to sit and relax overlooking the garden and canal. To one side of the verandah is a wood store, bike storage and further storage cupboard (housing the washing machine). This mooring and garden are on a 25-year renewable lease with 18 years presently remaining, making this a rare, secure and affordable residential mooring, with monthly fees of £425.

The open plan living and entertainment space on board the vessel, has an abundance of natural light from its dual aspect and 2 large triple glazed skylights, the solid fuel burning stove is set into one corner and there is plenty of built-in storage. Plumbing for the washing machine is in the cottage.

Tenure: Leasehold - 25 year renewable lease (18 years remaining)

Council Tax: Band A

£399,950



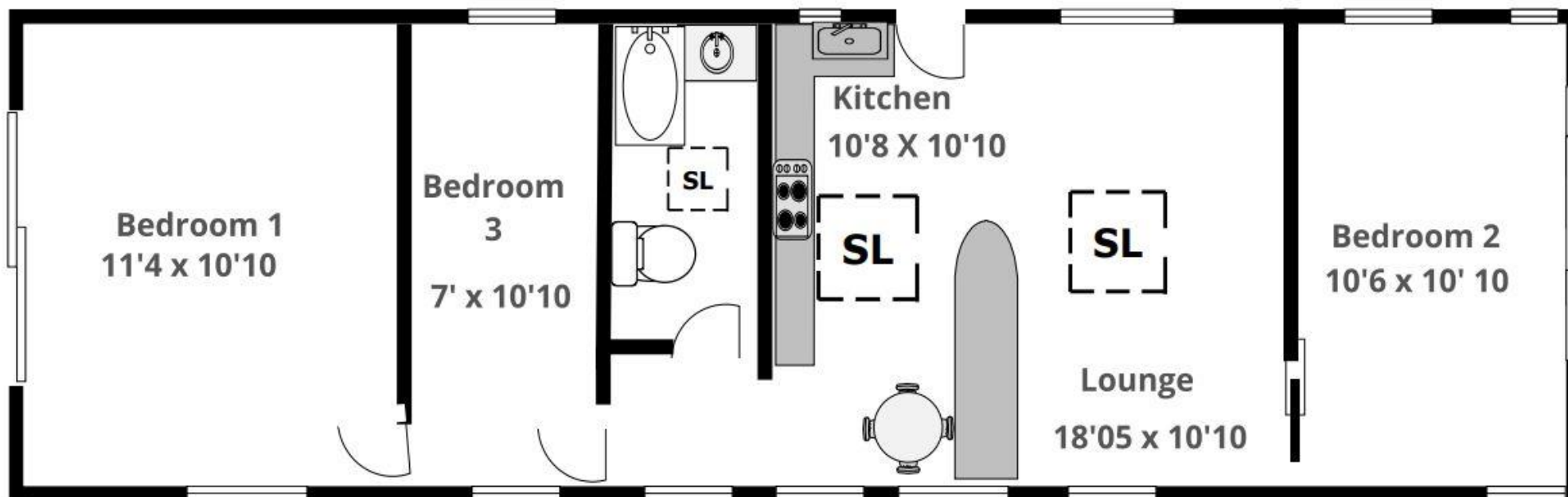
Leven Mor was originally completed in 2012 by Staffordshire Fabrications Limited with a 10-year warranty on all steel work (running until July 2022). The vessel has just completed a full out of water survey (March 2022) including re-blackening and new anodes. The report is available on request. Spray foam insulated to the walls and roof, the floor has 5 zoned under floor heating areas and the windows are double glazed. Every room has wired internet connection sockets if needed. The bathroom is well waterproofed to floor and up to skirting level, also having good amounts of natural light from the skylight.

There are wired smoke alarms and a battery-operated CO2 alarm. The base plate has a steel thickness of 10mm, with the hull sides being 8mm, the superstructure having 6mm thickness and the curved roof being 4mm.

This is the first time to market for the vessel and is a superb example of a live-a-board and well worth seeing.







APPROX. GROSS INTERNAL FLOOR AREA 861.60 SQ FT / 80.04 SQ M

Floorplan measurements are approximate and are for illustrative purposes only

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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.