Absolute Homes

Ash Island, East Molesey

We are pleased to offer for sale this 12 year old 3 bedroom steel 56' x 13' widebeam cruiser on a residential mooring located on the traffic free Ash Island accessible from the south bank of the Thames from Hampton Court over the weir bridge.

The idyllic island is privately owned and is home to a thriving community of more than 30 houseboats. There is a boatyard and launderette on the island. There is only one access point to the island so you cannot get to the other bank of the Thames. This means that the island and its green spaces are very quiet and secluded.

The vessel itself offers well planned accommodation and was designed and built to the present owners specifications. A large living space with open plan dining area and galley with fitted appliances then leads through to the bedrooms and bathroom. There is a railed roof space the length of the vessel giving superb entertaining space.

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

£172,000

Fully Residential Mooring with rolling lease

Mooring Charges: £600 per month approx. This lease is annually renewable but on a rolling basis and therefore very secure.

Council Tax: Band A - £1,350 approx. for 22/23.

Cots: Other costs such as water and access to the island cost around £25 per month.

Electricity is metered and charged per unit. Gas bottles are required for the cooker (enabling you to cook when you are cruising).

You will require wood or solid fuel for the stove. Every year solid fuel can be ordered through the Narrowboat Trust that then deliver direct to the Island at some point in the Summer.

Telephone line/Internet – If required you can get a BT 'landline', or internet via a 4g router.

The river licence is around £1,500 per year, payable to the Environment Agency each January.

Boat insurance - Approx £350pa.

Specifications: Constructed in 2010 by Gem Marine Services (Merseyside)

Yanmar Barrus Shire 70hp diesel engine last serviced in February 2022 with less than 100 running hours. There is a bank of three batteries, one for starting the engine and two leisure batteries for running the 12 volt system such as water pump and lights. The batteries are charged with an intelligent charger or from the engine when cruising.

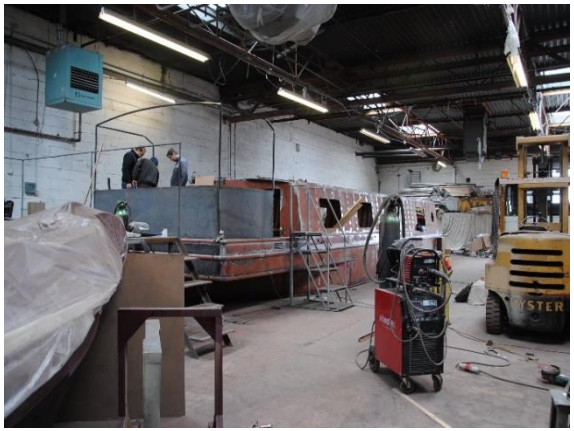
Internally there are 36 LED downlighters and 240v shoreline hook up

The double glazed units can be either ajar or completely removed, opening the vessel up to the outside and allowing very good ventilation.

Heat is provided by the main Morso Badger Stove, which gives around 5KW of heat. This is a convector model, which basically means it has a second skin that pushes out heat by convection around the room as well as more localised radiant heat. Additional heat in the cabins can be gained from small low wattage electric heaters (e.g. 400w). The boat is a relatively small space, and fully insulated so it heats up quickly.

Cold water storage tank of 700 L

Out of Water Survey: Completed in May 2022 (copies available) Re-blacked and new anodes.



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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.