Absolute Homes

Rosebud, Send

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Price £199,950

DESCRIPTION

We are delighted to offer for sale this 60 foot widebeam narrowboat, having been built in 2020 for the present owner to an extremely high and proficient standard. Upon entering from the covered cockpit, there is a luxury fitted kitchen which is open plan to a very comfortable lounge with solid fuel burning stove. The master bedroom with plenty of wardrobe and storage space also has a concealed, electronically operated TV at the foot of the bed. The second bedroom also has wardrobe and large under bed storage and there is an excellent shared shower room. The sale comes complete with a Pied a Terre mooring which is agreed separately with the marina. The location of the mooring within the marina has use of a large lawned area in a very quiet and private area. There is a timber built BBQ lodge with seating for 12 people around the internal fire pit/BBQ making for a superb evening setting.

This a fantastic boat to cruise in for weeks at a time. Ash timber detailing to give a high quality and bright interior, with a barrelled ceiling and recessed lighting. Self sufficient cruising with Inverter system 240v. Stand alone diesel central heating to radiators. Hot water by heating /engine and immersion when on shore power. Battery charging system. Vetus 12v Bow Thruster. Double glazed aluminum silver windows. Solid Fuel stove (Morso) and TV .

Fabulous fully fitted Galley including double oven, separate under work top fridge and freezer, 4 ring gas hob, marble work tops, microwave and integrated washer dryer washing machine .

The vessel has onboard fresh water storage tanks holding 235 litres and blackwater capability of 210 litres. The vessel has centre cleats and a de-lux cockpit fit out with seating areas fully upholstered. Canal Line 4-cylinder marine diesel engine with plenty of power, yet very economical. Full instrumentation.

STAR POINTS

- Boat safety till August 2024
- The vessel is fitted with a diesel powered Webasto central heating boiler with domestic style wet radiator system.
- The craft is powered by a Canaline diesel inboard 60HP engine and has two 110 amp bowthrusters to assist in manoeuvring the vessel.
- Vetus toilet with 12v macerator
- Feature Morso Swift solid fuel burning stove
- Small craft builders plate: EN ISO 14945;2004
- 210 litre black water tank
- Victron Multiplus 120 amp inverter/charger capable of keeping all the batteries in a good state of charge when connected to 240 volt shore power

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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.