Absolute Homes

Ash Island, East Molesey

Description:

We are pleased to offer this steel hull widebeam 57 x 12’ crusier built by Price Fallows and Co in 2004 and available on a secure residential mooring close to Hampton Court on Ash Island.

The vessel itself has a large kitchen breakfast room with double berth , bathroom and lounge and would be suitable for a base for Central London work or as a weekend retreat, or a full time home.

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.

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

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.

Monthly mooring fee is £560 including a £25 island maintenance fee.

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

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

Boat insurance - Approx £350pa.

Yanmar Barrus Shire 70hp diesel engine

INFORMATION

TENURE:	Leasehold – annually renewable licence
COUNCIL TAX:	A
COUNCIL:	Richmond Borough Council
EPC:	Exempt
PRICE:	£145,000

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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.