

Roof: Four brass mushroom vents. Brass pole and plank holder. Flue for solid fuel stove. Centre eye. Integral steel handrails with finger holds. Wide central sliding hatch over access aft to accommodation.

Aft deck: Cruiser style aft deck with full PVC Everflex cover on stainless steel hoops allowing full standing headroom inside. Rope fender. Tiller steering. Two mooring dollies. Diesel filler. Varnished timber capped taff rail around stern. Self draining steel deck with timber deck boards over engine space. Against the forward bulkhead to port and starboard are two steel lockers with gas assisted lids. Two central varnished timber lined steel doors to accommodation.

Mechanical & Electrical.

Engine: Isuzu 55 4 cylinder 55hp

Gearbox: PRM 150 hydraulic

Last service: 2019

Control: Single lever

Cooling: Skin Tank

Calorifier feed: Yes

Bowthruster: No (bowthruster tube only is fitted)

Weed hatch: Quick Release

Stern gland: Sealed water lubricated

Bilge pump: 12v automatic

Batteries: 12v Domestic: 4 Engine: 1

240v: Yes

Inverter: Victron Combi unit 3kw inverter / 100amp battery charger.

Additional Sterling battery monitor.

Interior.

Lining - floor to gunwale: Ash faced ply with pale timber trim.

Lining - gunwale to ceiling: As above.

Lining - ceiling: Solid routed tongue & groove Ash.

Flooring: Solid satin varnished close boarded oak.

Lighting: Inset 12v halogen with low level LED lighting throughout the craft.

Cabin heating Webasto diesel fired central heating unit with radiators and additional Arrow solid fuel stove in saloon.

Insulation: PU foam board.

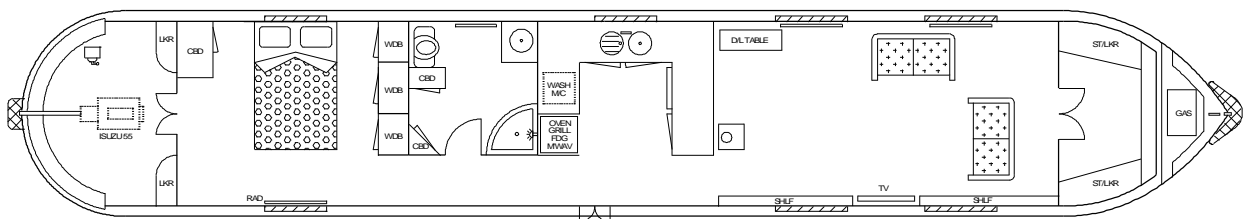
Water heating Calorifier from engine and Webasto central heating.

Water system: 12v pressurised.

Headroom: 6ft 7ins.

ACCOMMODATION (From aft)

Cabin Arrangement: Double Cabin / Bathroom / Galley / Saloon.



Berth arrangement: 4 berth: Double berth in own cabin and convertible double in saloon

Aft Cabin. Steps down from aft deck. To port is a full height cupboard unit housing electrical equipment at high level, and calorifier at low level. Set into the face of the cupboard is a Goodmans vehicle type radio/CD player. The double berth is a freestanding unit with interior sprung mattress measuring 6ft x 4ft 6ins which is located crossways. Against the forward bulkhead are a range of three full height wardrobes with high level shelf, $\frac{3}{4}$ height hanging and storage drawer at low level. Radiator on hull side. The passageway to starboard leads forward, with leading off a frosted glass panelled door into:



Bathroom. The bathroom is in a very modern styling with Thetford electric flush cassette toilet. Mounted adjacent to this is a cupboard unit with glass top and inset LED lighting. Fully glazed corner shower unit with chrome showerhead on riser rail, fully tiled in a textured black tile. Modern style surface mounted ceramic hand basin over unit with glass top and LED lighting and cupboard below. Chromium plated heated towel rail. The flooring is in a

grey granite effect tile. Large mirror on bulkhead. Glass fronted stainless steel bathroom cabinet. Further mirror over basin unit. The passageway continues forward into:

Galley. The galley is 'U' shaped and to port. Work surface in polished black granite tiles with solid timber trimming. Solid timber fronted cupboards and drawers below. Against the aft bulkhead is a full height tower unit containing LG stainless steel microwave, below which is a Country Leisure Midi Prima grill and oven in black with glass front. At low level Shoreline



full size 12v refrigerator with stainless steel door. Alongside this under the work surface is a Beko automatic washing machine in silver. High level cupboards over work surface. To the side is a separate inset round stainless steel sink and drainer unit with cupboards below. The forward section of the galley has an inset Country Leisure 9 series gas on glass hob unit with storage cupboard below. The galley is open plan to:



Saloon. This is designed to take freestanding furniture. To starboard are under gunwale shelving units for the entire length with inset flat screen TV in the centre. Two radiators on the hull side. The freestanding furniture comprises a drop leaf table with storage for folding chairs within. Two seater settee in pale cream leather which converts to a fully sprung double

berth, and a further two seater sofa in matching colour (Chesterfield sofa is not included in the sale).

The saloon equipment includes flat screen TV, DVD player, surround sound system and satellite decoder. Step with storage within up to forward well.

This boat has been cleared and will be sold as viewed.

GENERAL

Berth transferable: Residential berth by arrangement

Sale type: Private

VAT status: The VAT status of this vessel is not known.

Viewing: High Line Yachting, Northolt.
9am to 6pm Tuesday to Saturday.

MOORING

The residential mooring is located at the High Line Yachting boatyard, Northolt, on the Paddington Arm of the Grand Union. The mooring is amongst a community of other residential boats. Parking is available in the boatyard with a security gate into the yard. A 'key' to the gate, toilet block etc. is available on a deposit. The moorings are double moored, one residential boat with a cruising boat alongside. This does not apply to wide beams.

Facilities offered include 240v electricity connection (charged by meter reading) and water point. Provision for a BT telephone connection (subject to the BT connection charge if applicable). Pump out/chemical toilet emptying facilities. Diesel, gas and coal are available in the boatyard. Gas and coal deliveries Tuesday and Saturday afternoons. Northolt boatyard is open and staffed on Tuesdays, Thursdays and Saturdays. Toilet and shower block (showers are token operated) with washing machine and tumble dryer (token operated). Incoming post facilities.

Please see HLY website www.high-line.co.uk for full details of the boatyard.

The current mooring rates are as follows:

Paid annually	£6,540.00
Paid six monthly	£3,453.00
Paid monthly	£606.00 monthly standing order

A payment of six months' mooring fees in advance will be required as the first payment. A residential licence payable to British Waterways Board is required. High Line Yachting reserve the right to refuse the transfer of the mooring. Council tax is payable.

Northolt Underground Station which is on the Central Line is within ten minutes walk. The A40 is within five minutes drive.

Unfortunately no dogs allowed.

GENERAL

Berth transferable: Possible Residential berth by arrangement

Sale type: Private

VAT status: The VAT status of this vessel is not known.

Viewing: High Line Yachting, Northolt.

PLEASE NOTE

In this case we are acting as Brokers only.

Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed.

The particulars are intended only as a guide and they do not constitute a term of any contract.

A prospective buyer is strongly advised to check the particulars and where appropriate at his own expense to employ a qualified Marine Surveyor to carry out a survey and / or to have an engine trial conducted which if conducted by us shall not imply any liability for such engine on our part.

The Vendor is not selling in the course of a business.

The VAT status of the vessel is not known, unless otherwise stated.

All sales subject to contract. No guarantee is given or implied as to the condition or legal title.

No appliances or systems have been tested. All measurements stated are approximate.

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