

## PROSPER

£130,000

### General.

<b>Builder</b>	Steve Powell	<b>Type</b>	House Boat
<b>Fitted</b>	Owners	<b>Year</b>	2017
<b>Length</b>	55ft (16.76m)	<b>Beam</b>	12ft (3.65m)
<b>CRT</b>	524769	<b>HIN</b>	N/A
<b>BSC</b>	23/05/2025	<b>Lying</b>	Uxbridge

### History

House boat located on a fully residential mooring in Uxbridge the boat is permanently moored. No Engine.

Booked to be blacked and surveyed at the end of July.

Exterior repainted in June 2021.

The water is connected directly to the mains, no water tank (other than the immersion heater)

### Hull & Exterior



**Material / build:** All steel.

**Thicknesses:** 6 – 4 mm

### ACCOMMODATION

Cabin 1: Currently used as a single room but can fit a double, built in large storage cupboard. Ensuite bathroom with step in shower, cassette toilet and basin.

Saloon: Sold unfurnished, open plan to Galley.

Galley: Fitted with white units and wood work surface. Integrated Full size Fridge / freezer and dishwasher.  
Inset electric hob, oven and grill.

Bathroom: Full size bath, cassette toilet and basin with large mirror above.

Main Cabin: Will be sold unfurnished, currently has a king size bed and wardrobes each side.

<b>Cabin arrangement (from aft)</b> Cabin with on-suite, Saloon, Galley, Bathroom, Main Cabin.			
<b>Headroom</b>	7ft 2in	<b>Flooring</b>	Engineered Bamboo wood
<b>Insulation</b>	Rock wool over spray foam	<b>Washing Machine</b>	Hoover 240v
<b>Lights</b>	LED	<b>Hob / Cooker/ Oven</b>	Electric hob, oven and grill.
<b>Shower / Bath</b>	Shower and bath	<b>Fridge / Freezer</b>	Integrated full size
<b>Toilet</b>	Cassette in both bathrooms		
<b>Cabin Heating</b>	Electric underfloor heating plus low energy air source heat pump / air con unit		
<b>Water Heating</b>	240v Immersion.		

This boat has not been cleared and personal possessions will be removed prior to sale.

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#### **GENERAL**

*Berth transferable:* Residential berth by arrangement

*Berth fees:* £460/month

*Sale type:* Private

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

*Viewing:* By Appointment.

*Other sale considerations:*

Benbow Way Moorings are residential moorings where the majority of the current occupiers own the adjoining land. These Moorings are located towards the southern end of the Grand Union Canal in west London.

The area is popular with boaters given its proximity to the Colne Valley Regional Park conservation area, as well as its excellent road, rail and waterway links into London and connections via Brentford with the River Thames.

Uxbridge town centre is located one and a half miles away and provides good shopping, leisure attractions and other local amenities

An elsan is a shared waterways facility and toilets are available for resident only, located on the towpath opposite the site. Bins for domestic waste are supplied on site.

Residential mooring transferable managed by Canal and River Trust.

Council Tax Band A payable to Hillingdon Council

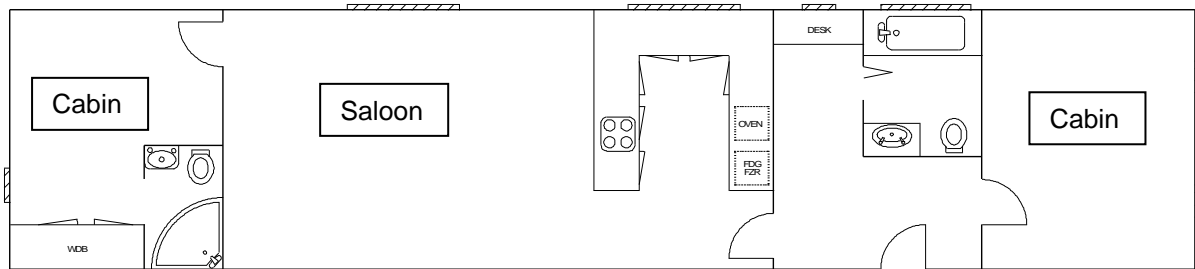
Small Patio Area

Car park and post facilities

Electric is on its own meter (direct account with energy supplier)

Water included.

High speed broadband on board



**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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