

Absolute Homes



Ash Island, Hampton Court

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Guide Price **£195,000**

DESCRIPTION

We are delighted to bring to the sales market this 2 bedroom single storey houseboat lying on a secure residential mooring close to Hampton Court and having recently been the subject of various renovations.

This residential mooring forms part of the popular privately owned Ash Island in East Molesey, which is a peaceful location and has a community of around 30 floating homes. Access to the island is by way of a pedestrian bridge which offers privacy and seclusion. There is a large communal green in the centre of the island together with various storage sheds (available to rent separately) and a launderette for all residents to use.

The vessel itself has had a new steel hull in 2018 together with new wrap around walk ways leading to a large decked area, a new electric boiler for the wet radiator system in 2017 and a new roof in 2020 with a 10 year guarantee. Most recently the vessel has been redecorated both internally and externally.

The accommodation spans just over 400 square feet with a double aspect lounge, fitted kitchen, 2 bedrooms and a full bathroom. All the rooms have views of the River. There is a railed walkway around the entire vessel for access and maintenance with a large decked space a one end for outside entertaining and enjoyment of this location.

The mooring is annually renewable on a secure licence, currently being charged at £498.40 a month, being a favourable rent along the River Thames. The present owner also has a garden directly behind the mooring offering additional private outside space for entertainment and enjoyment of the location.

Hampton Court Village is within 0.25 miles with its array of amenities including independent shops, restaurants and bars together with the historic Hampton Court Palace, and Bushy Park. Hampton Court railway station serving London is also 0.25 miles away. From the Towpath there are walks towards Kingston downstream and Windsor upstream.

The residents of the island have the benefit of permit parking supplied by the local authority on payment of a fee.

There is no onward chain and viewing is highly recommended to fully appreciate the attributes this vessel and location has to offer.







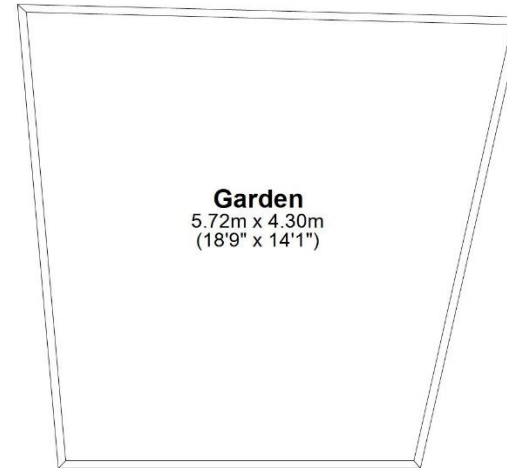
Ground Floor
Approx. 37.4 sq. metres (402.9 sq. feet)



INFORMATION

Postcode:	KT8 9AN
Price:	£195,000
Tenure:	Leased annually renewable residential Mooring
EPC:	Exempt
Council Tax Band:	A
Local Authority:	Richmond Borough Council

Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 37.4 sq. metres (402.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

 absolute-homes.co.uk

 01784 557 898

 info@absolute-homes.co.uk

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.