

Absolute Homes



Scotland Bridge Moorings



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Guide Price £274,950

DESCRIPTION

We are delighted to offer for sale this Residential mooring and floating home built in 2007, offering good sized and well-planned accommodation and presented in excellent order. There is a central triple aspect open plan lounge kitchen and dining room with views down the canal. The kitchen is well equipped with Aga style oven and ample work top space. There is plenty of storage cupboard space, space and plumbing for dishwasher and a generous sized space for dining table for eight. The bedroom is a double with wardrobe space and views over the canal. The shower room is fully tiled and has natural light.

The Mooring is approximately 60ft in length and has the huge benefit of its own private garden running alongside the vessel, with verandah, workshop and an amazing cabin, comprising of 2 large rooms and 2 large walk in storage spaces. This is presently used as an office/studio.

The raised decking attached to the cabin is the perfect spot to sit and relax overlooking the garden and canal. To one side of the cabin is a natural green space, wood store and then leads through numerous raised flowers beds to the mooring where there is further storage cupboard (housing the washing machine, tumble dryer and electricity meter) This mooring and garden are on a 25 lease with 14 years presently remaining, making this a rare and affordable residential mooring, with monthly fees of £247.50.

Griffin was originally completed in 2007 by a local boat builder, who has maintained the vessel since. The vessel recently had out of water hull works, including application of epoxy coating and sacrificial anodes in 2021.

This vessel is a superb example of a live-a-board and well worth seeing to fully appreciate the community it is part of.

- EPC:** Exempt
Council Tax: Band A
Council: Runnymede Borough Council
Tenure: Leasehold
25 year renewable Lease – 14 years remaining
Mooring: Monthly Mooring Fee £247.50
Services: All mains supplied (gas via Calor Bottle)
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 absolute-homes.co.uk

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 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.