



Absolute Homes

Scotland Bridge Lock

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Price £155,000

DESCRIPTION

We are delighted to offer for sale this 72' Residential floating home, forming part of a small tucked away community located on private moorings on the banks of the Basingstoke Canal. The accommodation covers 475sq ft and includes a lounge, kitchen, 2 double bedrooms and a shower room. A particular feature of this home and mooring is the 85 ft South West facing private garden with a couple of out buildings, one could be used as a sizable home office space or workshop.

For the commuter, there is a short walk (0.5 miles) to West Byfleet station serving Waterloo with travel times ranging from 32-44 minutes depending on the time of day and with 76 trains daily.

The mooring forms part of a small community in this tranquil setting and includes a wonderful outside space, large out building, utility shed and plenty of additional storage spaces. New Haw village with its selection of shops and trades is within 0.5 miles.

This residential mooring is on a 25 year lease issued by the local Council and presently has 14 years to run on the existing agreement. The monthly mooring fees are currently £412.50. Mains water, electricity and sewage are connected and there is a car park for the residence at Scotland Bridge Lock.

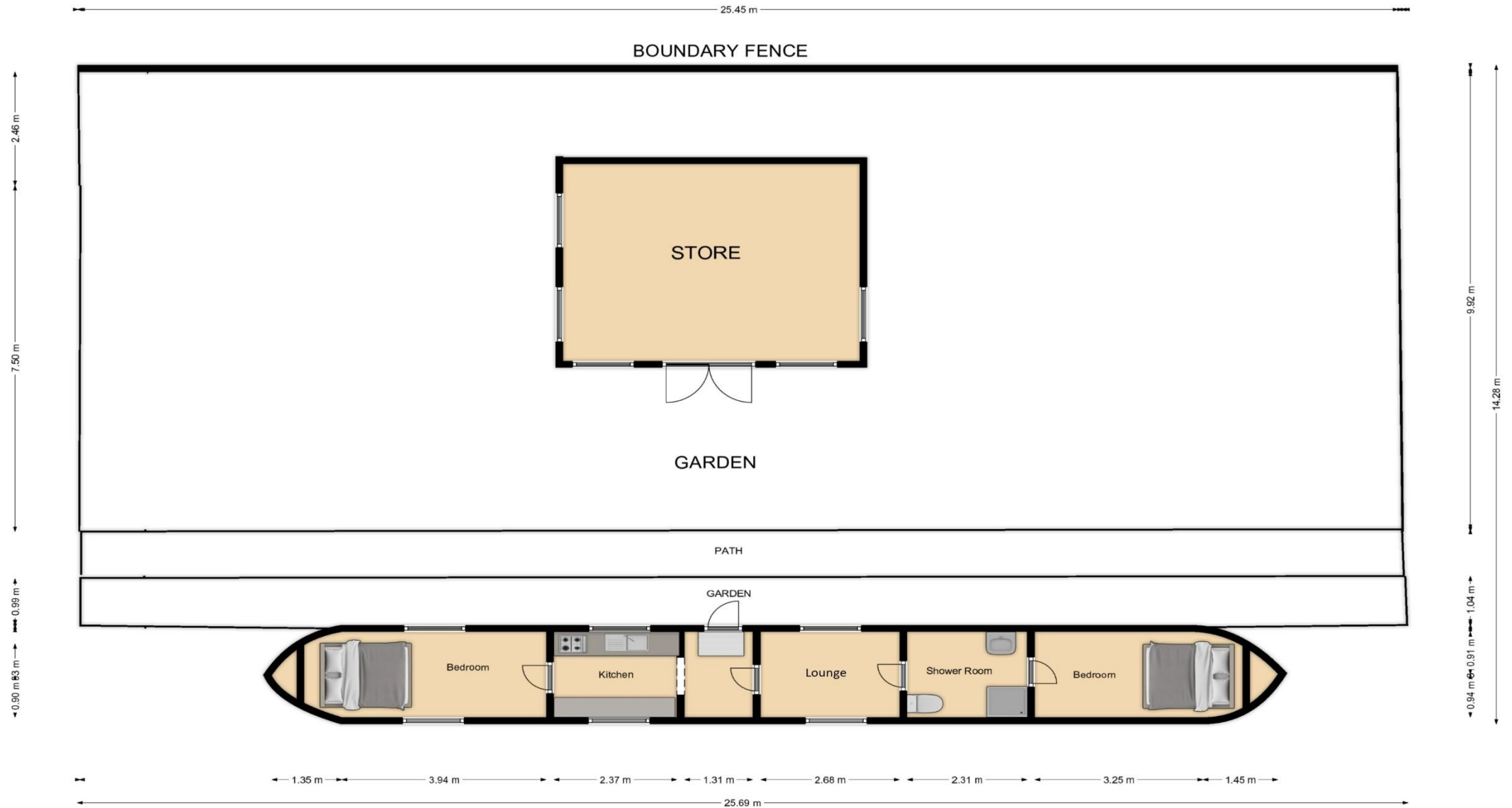
Residential moorings such as this are few and far between and with the security of tenure and peaceful location, this is an opportunity not to be missed.

Council Tax:	Band A
EPC:	Exempt
Tenure:	Leasehold – 14 years remaining
Occupancy:	Residential status mooring





'Tania' Scotland Bridge Lock



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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.

