

Absolute Homes



Willows Riverside Park, Windsor



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Price **£249,950**

DESCRIPTION

We are very pleased to be offering this Widebeam steel barge, presented in excellent condition and having the benefit of a 3 year renewable residential mooring license. The moorings are situated on main stream Thames, with water and electricity, ample parking and set on the periphery of an attractive riverside development, with social club, laundrette and a mobile library that visits the park.

The Willows Park is located on the banks of the River Thames, and takes advantage of all the services of nearby Windsor Marina 0.3 miles away, Oakley Court, 4 star hotel, is a glorious Victorian mansion house set in 35 acres of English countryside on the banks of the River Thames and within 0.5 miles. Windsor Race course and Eton with its variety of eateries, wine bars and hotels are also close by. Royal Windsor is on the doorstep, with open parkland, miles of pathway walks, many historical attractions and of course, well represented high street shopping.

Agnetha itself has 840 square feet of accommodation with wood paneling, recessed lighting, wet radiator system, double glazing, a main bedroom with double berths and lots of storage, a second bedroom with 2 berths and office space, a spacious lounge with a sofa bed that can accommodate a further two guests. A fully fitted kitchen is very well equipped with granite work surface areas, ample storage cupboards, under unit fridge and freezer, a Rangemaster oven and hob and a double aspect allowing plenty of light.

The vessel is spray foam insulated giving tremendous thermal efficiency and the solid fuel burning stove makes this a very welcoming home in the colder seasons.

The vessel is booked in to be out of water for re-blackening, new anodes and repainting in March 2024.

EPC
Exempt

RESIDENTIAL MOORING
3 year renewable lease



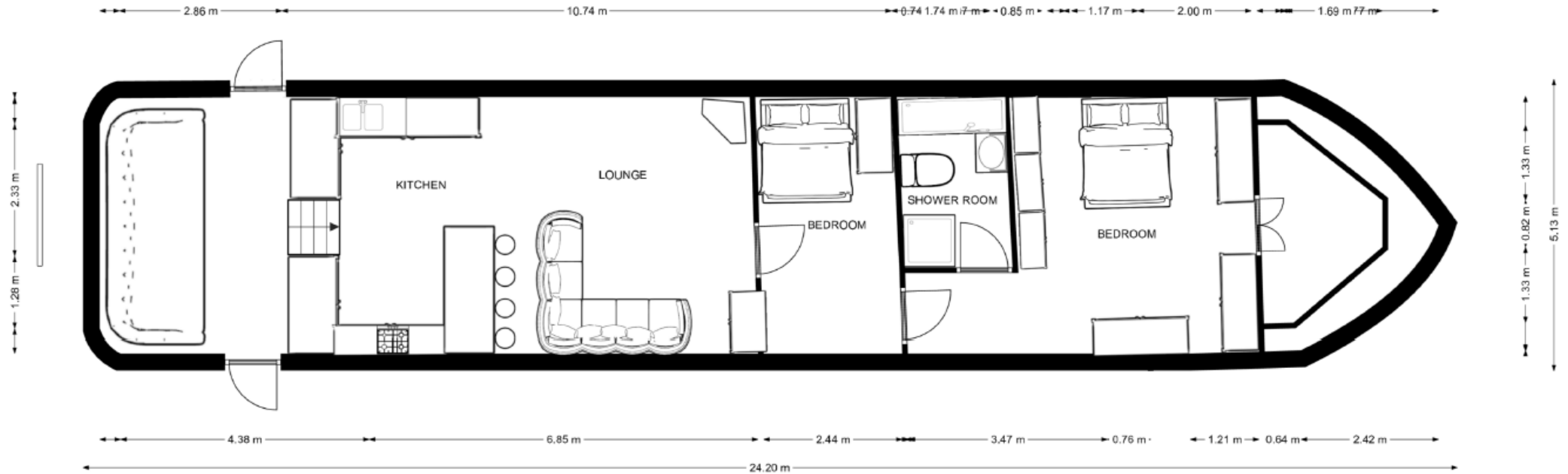
INFORMATION

- 75 HP Beta Marine
- 500 L fuel tank
- 1500 L water tank
- 300l black water tank
- Paguro 4000 diesel generator 4 kVA 50Hz Kabola Hot Water/Central Heating System Aaron Log Burner
- Victron Energy Quattro 12volt / 3000 VA / 120 AMP
- Samsung Smart TV / Soundbar / Booster
- Satellite Dish
- Rangemaster Cooker
- Washing/Drier Machine





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Windsor



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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.

