



Paradise Houseboat, The Ferry, Felixstowe, IP11 9RZ

£85,000 SPACIOUS HOUSEBOAT WITH SUN DECK & RIVER VIEWS

DIAMOND MILLS & CO.
Incorporating R.J. GIRLING
Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

A rare opportunity to purchase a well-presented Broad's houseboat at Felixstowe Ferry in a tranquil spot along the seawall. Measuring approx. 18'10" x 8'6", Paradise Houseboat benefits from living and sleeping quarters, a kitchenette and fitted shower room with WC, power and water connected and a sun deck that enjoys panoramic river views.

Viewing is highly advised to appreciate the location and accommodation on offer.

INTERNAL MEASUREMENTS

18' 10" x 8' 6" (5.74m x 2.59m) 18' 10" x 8' 6" (5.74m x 2.59m)

ASSOCIATED CHARGES

There is a berthing license fee payable to Felixstowe Ferry Fore Shore Trust which was £195 for the year 2022/23.

The boatyard charge for 2022/23 was £1050 payable to Felixstowe Ferry Boatyard Ltd.

Both of these charges have been paid in full with nothing payable until April 2023.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**





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