



 Absolute Homes

Ash Island, East Molesey





## Description:

We are pleased to offer this steel hull widebeam 57 x 12' cruiser built by Price Fallows and Co in 2004 and available on a secure residential mooring close to Hampton Court on Ash Island.

The vessel itself has a large kitchen breakfast room with double berth, bathroom and lounge and would be suitable for a base for Central London work or as a weekend retreat, or a full time home.

The idyllic island is privately owned and is home to a thriving community of more than 30 houseboats. There is a boatyard and launderette on the island. There is only one access point to the island so you cannot get to the other bank of the Thames. This means that the island and its green spaces are very quiet and secluded.





Hampton Court Village with its variety of amenities is within walking distance and includes a selection of independent shops, restaurants and bars in Bridge Road together with the historic Hampton Court Palace, and beautiful Bushy Park.

Towpath walks are possible in both directions, towards Kingston or upstream past the rowing club, cricket club and on through Molesey.

No pets are allowed

Resident parking permits can be obtained from Richmond Borough Council

Electricity is metered and charged per unit. Gas bottles are required for the cooker (enabling you to cook when you are cruising).

You will require wood or solid fuel for the stove. Every year solid fuel can be ordered through the Narrowboat Trust that then deliver direct to the Island at some point in the Summer.

Telephone line/Internet – If required you can get a BT 'landline', or internet via a 4g router.

Monthly mooring fee is £560 including a £25 island maintenance fee.

Council Tax - Band A - £1,350 approx. for 22/23.

The river licence is around £1,500 per year, payable to the Environment Agency each January.

Boat insurance - Approx £350pa.

Yanmar Barrus Shire 70hp diesel engine







## INFORMATION

**TENURE:** Leasehold – annually renewable licence

**COUNCIL TAX:** A

**COUNCIL:** Richmond Borough Council

**EPC:** Exempt

**PRICE:** £135,000







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