



Willows Riverside Park, Windsor

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Price £249,950



Agnetha is a beautiful 70x12ft barge built in 2015 by Viking Canal Boats and fitted out in 2017 by Steen Poirrier's SP Longboats in a classy and contemporary design. It comes with a rare 3-year renewable Private Residential Mooring on the Thames near Windsor Marina that can be passed on at the moment of sale. The mooring is situated on a stretch of the river protected by the Jubilee bypass that diverts water in excess when the river gets too high.

The mooring agreement includes ample car parking for 2 cars and 2 land storage units on the river bank near the boat - useful for storing tools/bikes/wood and coal supplies. Water, electricity and laundrette facilities are also supplied. The proximity to Windsor Marina also allows access to fuel, pump-out and a small chandlery.

In April 2024, the boat was in the Colliers Boatyard's dry dock where the hull was fully inspected and blacked. Also, all lines and fenders have been either replaced or washed.

BOAT DESCRIPTION

Agnetha is fully fitted with all modern facilities and equipment. Also, the steel hull is fully insulated with a 30mm foam layer that helps keep the boat warmer in winter and cooler in summer. The interior is one of a kind, well-proportioned, very cosy and warm, which genuinely impresses all friends. In winter, a log burner and central heating complete the sense of cosiness and well-being. The boat, with 2 bedrooms and a sofa bed in the lounge, can comfortably accommodate 6 guests. A 1500L water tank ensures that water is never an issue. Same with the black water tank with a 300L capacity.

Kitchen – Very spacious and fitted with a Rangemaster cooker/oven, Microwave, Fridge, a spacious Freezer, Washing/Dryer Machine, Dishwasher and ample storage for all cooking/dining equipment and food.

Lounge - also very spacious, has a fitted, comfortable L-shaped sofa bed. A 10kw Arada log burner and a Samsung TV set with a Sound System and Satellite Dish face the sofa. The smaller bedroom has 2 berths and a desk and is currently used as a studio.

Bathroom - well-sized and complete with a spacious shower.

Master Bedroom - spacious with king-size bed, plenty of storage and wardrobes. Has direct access to the Aft Deck.

Main Deck – Fully covered by canvas is another additional room to the boat. In winter all the wet gear is stored there, in summer, with all the side panels off, is a fantastic area to have friends around and party.

The lawn around the mooring area is well-managed and in summer can be used as an extension to the Main Deck.





BOAT EQUIPMENT

- 75HP Beta Marine
- 4Kw Generator (Paguro 4000)
- Brand new batteries bank of 6
- Fire Extinguishers throughout the boat
- BSS Certificate was renewed on March 2023 and is valid until 10/03/2027
- Bow and Aft Thrusters
- Victron Quattro - 12V/3000VA/120-50A
- Anchor and 20mt chain stored on board;

EPC

- Exempt

RESIDENTIAL MOORING

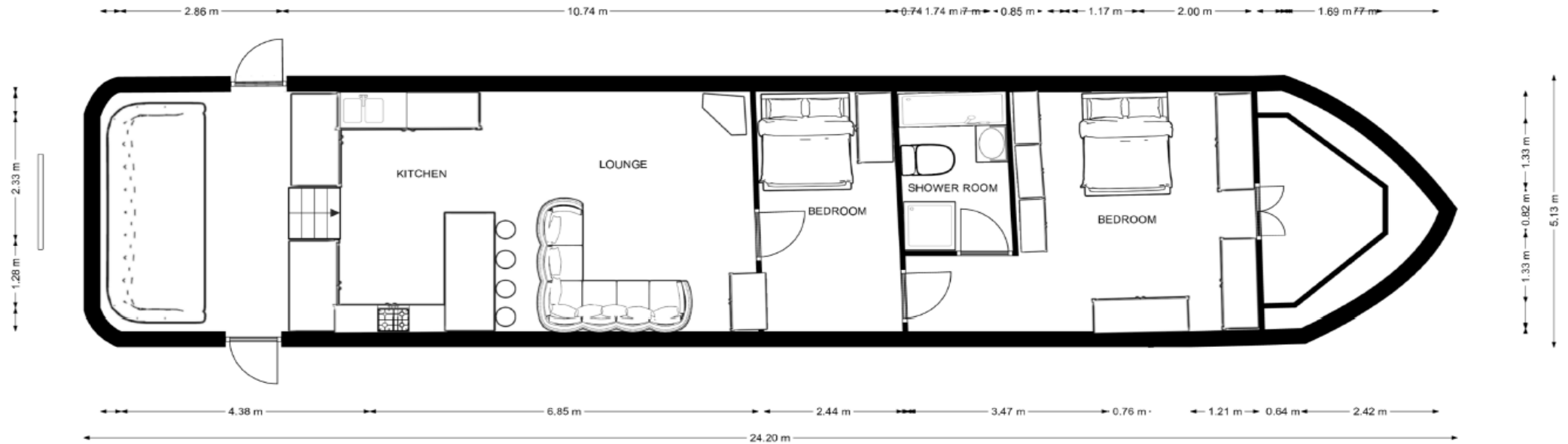
- 3 year renewable lease

To fully appreciate the boat and the location of the mooring a viewing is highly recommended and can be arranged at short notice.

PS. We are selling Agnetha because we are moving to Sardinia, an island not renowned for big rivers or a lively barge tradition!!! (Sailing boats... plenty!).



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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.

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