



Packet Boat Marina, Uxbridge, UB8



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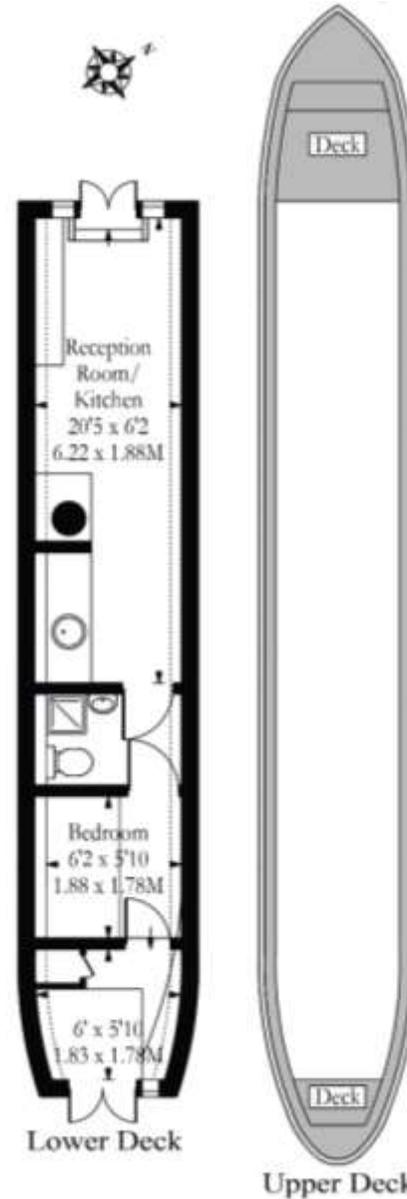
£40,000 Residential or Leisure Mooring

riverhomes are pleased to bring to the market this nicely finished one bedroom steel made narrow boat, built in 2001 and measuring 50ft x 6ft9 which can be placed on either a residential or leisure mooring in Packet Boat Marina. The vessel is located close to West Drayton Train Station which is a 25 minute direct commute to London Paddington. Secure parking available and on shore 32-amp metered electrical supply and mains water supply. Accommodation comprises; at the stern you will find the tiller with engine below then moving into the inside of the boat there is the navigation controls and storage room. The accommodation can be accessed fore and aft but is more easily accessed via steps at the bow on this mooring. Towards the bow is an open plan living area with a sofa, wood burning stove then moving to a galley/kitchen with a hob, sink and a fridge. A door leads through to a shower room which spans the whole width of the boat with pump out toilet and onto the main bedroom with double bed. This narrow boat is an ideal Pied- à -Terre, permanent live aboard or weekend escape for those seeking a life on water.

Unless riverhomes notifies you in writing, we are only selling this vessel and NOT the mooring. The rental of the mooring is by separate negotiation with the marina or mooring management, all prospective buyers should make their own enquiries with them directly to understand the ingoing costs and mooring fees payable by a new owner. Any mooring fees given here or verbally are approximate and intended as a guide only.

Key information

- **Local Authority:** London Borough of Hillingdon
- **Internal Area:** 236 sq. ft. / 21.93 sq. m.
- **Leisure Mooring:** £4,850 per annum approx.
- **Residential Mooring:** £7,900 per annum approx.



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For clarification; These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us. Illustration Purpose Only - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purpose only, is not to scale and should be used as such by any prospective purchaser.