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**BOATFINDER
BROKERAGE**

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE

Kings Lock Boatyard
Booth Lane
Middlewich
Cheshire
CW10 0JJ



REF: 120346

£34,995

- Quality steelwork believed to be 10:6:5:4mm steelwork by Golden Arrow Boatbuilders with a trad stern. Cratch and cover to the bow.
- Lister Petter 20hp 2-cylinder diesel engine with a PRM Delta 20 hydraulic gearbox.
- High quality fit-out that has recently been comprehensively updated by the owner in painted ply and painted T&G offering 2 berth accommodation.
- Kingspan insulation.
- 3kw Vevor pure sinewave inverter/charger.
- 1 x 130w Victron Energy solar panel and Victron Energy MPPT controller.
- Carabo solid fuel stove.
- Central heating by a 12v diesel fired night heater.
- Gas fired water heater.



BROKER'S SUMMARY

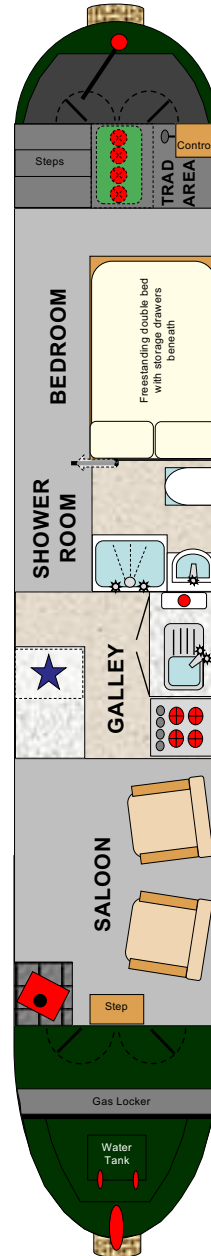
42ft Trad stern narrow boat. Quality 10:6:5:4mm steelwork by Golden Arrow Boatbuilders with a trad stern. Cratch and cover to the bow. High quality fit-out that has recently been comprehensively updated by the owner in painted ply and painted T&G with oak trims offering 2 berth accommodation that could be extended to 4 berth. Powered by a Lister Petter 20hp 2-cylinder diesel engine with a PRM Delta 20 hydraulic gearbox.

Annie May is a well-loved 42ft, narrowboat, built in 1992 that has benefitted from an extensive programme of upgrades with the current owner. This includes a full exterior re-paint in October 2023, updated electrical systems, all new water and bilge pumps and an interior refresh. She was last out of the water for blacking in 2020. She would make a versatile starter boat for cruising holidays, or as a compact live-aboard. Viewing recommended.

BSSC to 2025.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which holds the water tank, there is a 4'10" self draining well deck. There is a wooden cratch frame with windows to the front and a vinyl cover. The gas locker is located at the front of the well deck.

GENERIC FIXTURES AND FITTINGS

The ceilings are lined with painted ply with painted trims. Cabin sides are lined with painted T&G with painted trims. Hull sides are lined with ply covered in carpet. There are blinds or curtains to all windows. The floor is laid with carpet throughout except for the galley and bathroom which have vinyl flooring (new in the bathroom).

SALOON 6' 11"

Wooden ½ glazed front doors open out onto the well deck with steps down into the saloon.

Loose Furniture: 2 x Bentwood style armchairs.

Heating: Carabo solid fuel stove set on a tiled hearth and surround.

Lighting: 2 x windows with top hopper openings. 1 x 12v, LED wall light.



Other features: Samsung 23" TV.

Power: 4 x 240v sockets. 2 x 240v sockets with USB ports.



GALLEY 4' 10"

The compact walk through galley has custom built units with painted shaker style doors. Worktops are granite effect laminate with mosaic tiled splash-backs.

Base units: 1 x double cupboard under the sink with drawer above. Cooker space. Fridge housing.



Appliances: New Statesman slot in gas cooker with a lid/splash-back. New 12v, essentials fridge with freezer compartment. Ecoplus gas fired instant water heater. Inset, sink with integral drainer and glass cover.

Lighting: 2 x windows with top hopper openings. 1 x 12v, LED ceiling light.

Power: 2 x 240v sockets.



SHOWER ROOM 4' 8" x 4'



The cabin shower room has a white suite comprising:

Suite: Shower cubicle with thermostatic mixer shower and a shower curtain. Vanity unit with ceramic wash basin, mosaic tiled splash-back and a chrome mixer tap. Porta-Potti toilet.



Lighting: 1 x window with top hopper opening and privacy glass. 1 x 12v, LED ceiling light.

Corridor Lighting: 1 x window with top hopper opening and privacy glass.



BEDROOM 8'

Furniture: 4' freestanding double bed with storage drawers below.



Lighting: 2 x windows with top hopper openings. 1 x 12v, LED ceiling light.

Power: 2 x 240v sockets with USB ports.

TRAD AREA 4' REAR DECK & STERN 3'

Aft of the bedroom is the trad area where the engine is housed under the floor panels. The electrical equipment for the running of the boat is also housed here.

Steel rear doors, wood lined internally with sliding roof hatch lead to the rear deck and steering position.



Controls: The single lever engine control is on the port side just inside the rear doors.



SPECIFICATIONS

BUILDER

Quality steelwork with a trad stern by Golden Arrow Boatbuilders. High quality fit-out that has recently been comprehensively updated by the owner.

BUILD DETAILS

Built in 1992
Trad stern.
10/6/5/4/mm

INSULATION

King Span insulation behind the cabin linings.

BALLAST

Concrete blocks beneath the floorboards.

DIMENSIONS

Overall Length:	42'
Cabin Length:	29' 8"
Width:	6' 10"
Interior Headroom:	6' 5"
Well Deck:	4' 10"
Draught	Not Stated

WINDOWS, DOORS & HATCHES

Port side: 4 x windows with top hopper openings.

Starboard side: 4 x windows with top hopper openings.

Front: Wooden ½ glazed front doors.

Rear: Steel rear doors wood lined internally, with sliding roof hatch.

ENGINE & TRANSMISSION

The boat is powered by a Lister Petter 20hp, 2-cylinder diesel engine with a PRM Delta 20 hydraulic gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out from under the side deck.

The engine powers a 12v alternator to charge the start battery and the 3 leisure batteries.

WATER

The integral steel water tank is located in the bow. Water pump with pressure switch is located adjacent to the tank. Water is heated by the EcoPlus gas fired water heater in the galley.

HEATING

Heating is provided by the Carabo solid fuel stove in the saloon and Central heating by a 12v diesel fired night heater in the engine area that provides warm air to the cabin.

ELECTRICS

240v circuit from landline with RCD.

12v lights throughout protected by fuses.

2 x 12v, engine driven alternators.

1 x 12v, 80 amp/hr engine start battery.

3 x 12v, 130 amp/hr deep cycle leisure batteries.

3kw Vevor pure sinewave inverter/charger.

1 x 130w Victron Energy solar panel and Victron Energy MPPT controller

GAS

1 x Propane cylinder housed in the bow locker, provides gas to the water heater and the slot in cooker.

FIRE SAFETY

3 x Dry Powder extinguishers.

1 x Fire Blanket.

1 x Smoke Alarm.

1 x Carbon Monoxide Detector.

EXTERIOR FINISH

The exterior was repainted in October 2023. The boat was last docked for blacking in 2020. The hull is protected by 4 anodes and a galvanic isolator.

ADDITIONAL ITEMS OF INVENTORY

The boat comes equipped with a normal cruising inventory including a full set of ropes and fenders. Any additional items not listed must be negotiated separately with the owner.

MOORING INFORMATION

Current moorings not available.

PLEASE NOTE: The information contained in this brochure is based on our own inspection and information provided by the owner and is intended as a sales aid only to assist you to decide whether you would like to move to the next stage and view the boat for yourself. Measurements can only be taken as approximate. Nothing contained herein constitutes a contract or offer. This is not a survey. We always recommend that a full survey is carried out prior to purchase.

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