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Kings Lock Boatyard

Booth Lane

Middlewich

Cheshire

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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



REF: 120112

£89,995

- Quality steelwork with semi-josher style bow, side doors and semi-trad stern by Elton Moss Boatbuilders.
- Canaline 42hp diesel engine with PRM 150 gearbox.
- Solid oak tongue and groove fit-out offering 2-5 berth accommodation.
- Bow-thruster.
- Generator.

- Stainless steel water tank.
- Spray foam insulation.
- Vetus 3kw pure sine wave inverter.
- Battery charger.
- S/F stove & diesel fired central heating.
- Washing Machine & dishwasher
- Galvanic isolator.

*Boat Finder Brokerage Services is a trading name of Boatfinder Brokerage Services Ltd. Reg'd No. 4923033
Reg'd Address: Kings Lock Boatyard, Booth Lane, Middlewich, Cheshire CW10 0JJ*



BROKER'S SUMMARY

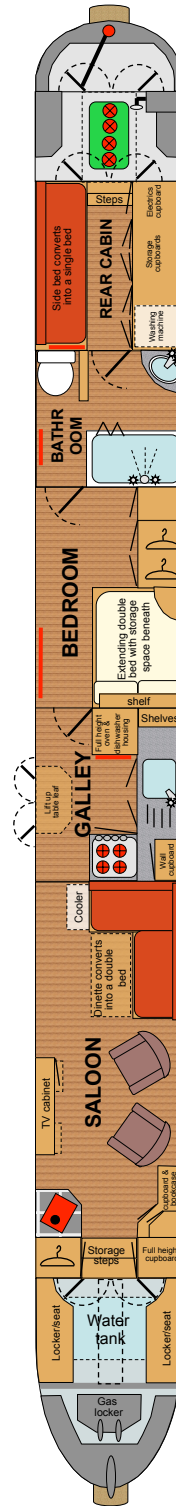
65ft Semi-Trad style narrowboat. Quality steelwork with semi-josher style bow, side doors and semi-trad stern by Elton Moss Boatbuilders. Professional fit-out in solid oak tongue & groove offering 2-5 berth accommodation in two separate cabins. Powered by a Canaline 42hp, 4 cylinder diesel engine with PRM 150 gearbox.

A luxurious 2 bedroom, high specification live-aboard narrowboat. Built by Elton Moss Boatbuilders on a Birmingham square hull and finished to the exacting standards they are renowned for, she is one not to be missed. She is fully equipped with everything required for a hassle free life afloat.

BSSC to December 2020.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which holds the gas locker there is a 4' self draining well deck. There is a hardwood cratch frame with windows to the front and a zipped and studded vinyl cover. There are steel locker/seats to either side of the well deck. The stainless steel water tank is located beneath the well deck with a surface mounted filler. The headlamp is mounted on the front of the cratch.

GENERIC FIXTURES AND FITTINGS

The ceilings and hull sides are lined with oak veneered plywood trimmed with solid oak. The cabin sides are lined with diagonally laid solid oak tongue & groove trimmed with solid oak. All the interior wood has been varnished to a satin finish. There are curtains or blinds to all windows. Flooring throughout is solid oak except in the bathroom which has vinyl flooring.

SALOON 11' 7"



Steel, ½ glazed front doors, wood panelled internally open out onto the front deck with storage steps down into the open plan saloon and dinette.

Fixed Furniture: Flat screen TV cabinet with cupboard, drawers and display shelves. 1 x full height wardrobe. 1 x full height storage cupboard. 1 x half height corner cabinet with cupboards above and below and a bookcase.

Loose Furniture: Space for your own furniture (leather chairs and stools by separate negotiation).

Other Features: Samsung 27" flat screen TV. Built in Kenwood stereo radio/CD player.

Heating: Arrow solid fuel stove set on a slate tiled hearth and surround. 1 x central heating radiator.

Lighting: 2 x windows with fully removable glass. 5 x 12v, halogen ceiling lights. 2 x 12v, halogen wall lights.

Power: 2 x 240v sockets. 1 x TV aerial point.



DINETTE 6' 3"



Fixed Furniture: Luxury “L” shaped dinette with angled back and storage space beneath the seats. The dinette converts into a double bed.

Loose Furniture: Oak table with folding legs which stows away under the gunwale.

Other features: Pull-out drinks cooler housed beneath the dinette seats.

Lighting: 2x windows with fully removable glass. 4 x 12v, halogen ceiling lights. 2 x 12v, halogen wall lights.





GALLEY 7' 5"

The "U" shaped galley has custom built units with oak drawer and door fronts. Worktops are solid granite with ceramic tiled splash-backs.

Base units: 1 x double cupboard beneath the sink that extends into the corners and has a drawer above. 1 x full height oven and dishwasher housing with cupboard above and integral wine rack. Fridge freezer housing.

Wall Units: 1 x wall cupboard. 2 x wall mounted shelves.

Appliances: Spinflo, inset four burner gas hob. Belling, stainless steel, built in eye-level gas oven and grill. 12v fridge with freezer section. Integral Hotpoint dish washer. Under slung stainless steel sink with chrome Swans neck monobloc tap.

Other Features: Lift up table leaf.

Lighting: 1 x set of steel side doors, wood panelled internally. 1 x window with fully removable glass. 4 x 12v, halogen ceiling lights.

Power: 4 x 240 sockets.



BEDROOM 10' 8"



Furniture: Fixed 4' double bed which extends to 4' 6" and has open storage space below. 1 x full height double wardrobe. 1 x full height storage cupboard. 1 x over-bed shelf. 1 x wall mounted corner cupboard.

Heating: 1 x central heating radiator.

Lighting: 2 x portholes with top hopper opening vents. 3 x 12v, halogen ceiling lights. 2 x 12v, halogen reading lights.

Power: 2 x 240v socket.

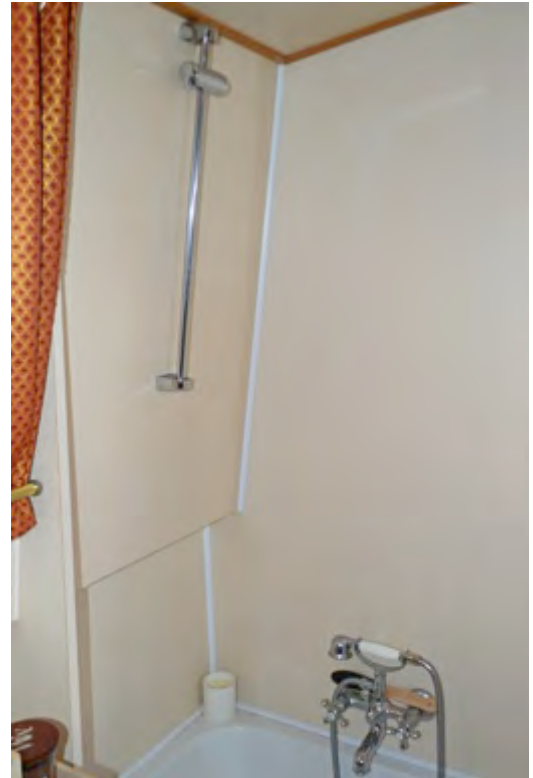




BATHROOM 6'

The full width shower room is lined with sealed laminate and has a white suite comprising:

Suite: Hip bath with chrome telephone style shower with mixer tap and a folding shower screen. Corner vanity unit with large porcelain wash basin, chrome mixer taps and a cupboard beneath. Thetford cassette toilet (with a spare cassette).



Heating: 1 x heated towel rail.

Lighting: 2 x portholes with top hopper opening vents, one with privacy glass. 5 x 12v, halogen ceiling lights. 1 x 12v, fluorescent wall light.



Power: 1 x 12v ceiling fan (integral to one of the lights). 1 x shaver point.



REAR CABIN 7' 3"



Fixed Furniture: Side bed that extends to make a single berth and has storage space beneath. Large range of full height storage cupboards. Electrical cupboard. Washing machine housing.

Other Features: Indesit Washer Dryer.

Heating: 1 x small central heating radiator.

Lighting: 1 x porthole with top hopper opening vent. 3 x 12v, halogen ceiling lights.

Power: 2 x 240v sockets.



SEMI-TRAD DECK 4' & STERN 3' 3"



From the rear cabin, steel rear doors and sliding roof hatch, wood panelled internally lead to the semi-trad deck. The engine is housed under lift up floor panels. There are steel locker/seats to either side of the semi-trad deck. Steel stern doors, wood panelled internally lead to the rear deck and steering position.

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



SPECIFICATIONS

BUILDER

Quality steelwork with solid oak tongue & groove fit-out by Elton Moss Boatbuilders.

BUILD DETAILS

Built in 2012
Semi-trad
10/6/5/4mm

INSULATION

Spray foam insulation behind the cabin linings.

BALLAST

Concrete slabs under the floor boards.

DIMENSIONS

Overall Length:	65'
Cabin Length:	59' 11"
Width:	6' 10"
Interior Headroom:	6' 6"
Well Deck:	4'
Draught:	Not stated

WINDOWS, DOORS & HATCHES

Port: 3 x windows with fully removable glass. 2 x Portholes with top hopper style opening vents.

Starboard: 2x windows with fully removable glass. 2 x portholes with top hopper opening vents. 1 x set of steel side doors, wood panelled internally.

Front: Steel, ½ glazed front doors, wood panelled internally.

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

ENGINE & TRANSMISSION

The boat is powered by a Canaline 42hp, 4 cylinder, water cooled, diesel engine with PRM 150 gearbox with 2:1 reduction, turning the propeller. The exhaust is lagged, silenced and vents out through the side deck. The engine powers 2 x 12v alternators to charge the start battery and 6 leisure batteries.

BOW-THRUSTER

Vetus 55kgf bow-thruster with controls at the stern.

WATER

The 400 litre stainless steel water tank is housed under the well deck. Water pump with pressure switch is located adjacent to the tank. Twin coil calorifier is heated by the Webasto diesel fired boiler and/or the engine heat exchanger and immersion heater.

HEATING

Heating is provided by the Arrow solid fuel stove in the saloon and the Webasto diesel fired boiler running 5 radiators.

ELECTRICS

240v circuit with RCD.

240v landline socket.

12v lights throughout protected by fuses.

2 x 12v, 50/175 amp/hr engine driven alternators.

1 x 12v, engine start battery.

6 x 12v, deep cycle leisure batteries.

Vetus 3kw pure sine wave inverter.

Wacco Perfect Charge Battery Charger.
Generator.

GAS

2 x Propane cylinders housed in the bow locker, provide gas to the oven, grill and hob.

FIRE SAFETY

3 x Dry Powder extinguishers

1 x Fire Blanket

EXTERIOR FINISH

The boat was professionally painted when built using quality coach enamels. The hull is protected by 4 anodes and a galvanic isolator. The boat was last blacked in August 2017.

ADDITIONAL ITEMS OF INVENTORY

The boat comes equipped with the normal cruising inventory including ropes and fenders. Any additional items not listed must be negotiated separately with the owners.

MOORING INFORMATION

There are moorings available in Cheshire.

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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