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Kings Lock Boatyard

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BOATFINDER BROKERAGE

Nationwide brokers of quality canal boats

MIDDLEWICH CANAL CENTRE



REF: 120187

Reduced to £55,000

- Quality 10/6/4mm steelwork with side doors and a semi-trad stern by Admiral Narrowboats.
- Beta Marine 43hp, diesel engine with PRM 150 D2 hydraulic gearbox.
- Quality professional fit-out in ash faced ply trimmed with solid ash. Comfortable 4 berth accommodation to a reverse layout

- Stainless steel water tank.
- Battery management system.
- 3.5kw Travel Power Generator.
- Victron 3kw Energy Multi-plus inverter/charger.
- S/F stove & Webasto diesel fired central heating.
- Mooring available by separate negotiation.

*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

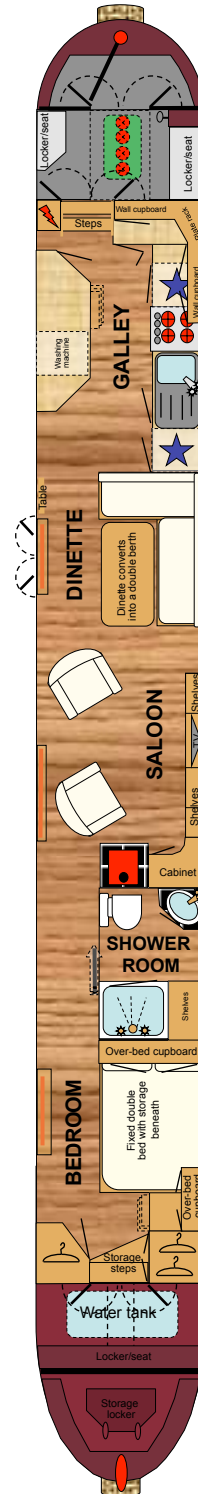
60ft Semi-Trad stern narrow boat. Quality 10/6/4mm steelwork with side doors and a semi-trad stern by Admiral Narrowboats. Quality professional fit-out in ash faced plywood panels with solid ash trims offering comfortable 4 berth accommodation to a reverse lay-out. Powered by a Beta Marine 43hp, 4 cylinder marine diesel engine with PRM 150 D2 hydraulic gearbox.

Old Codger is a lovely, live-aboard spec semi-trad stern narrowboat by Admiral Narrowboats. She is a one-owner boat that has been well looked after, having had an exterior repaint in 2015 and was last out for blacking in May 2019. Old Codger offers well planned and beautifully constructed 4 berth accommodation that would be equally suited for live-aboard or holiday use. Viewing is recommended. Mooring available by separate negotiation.

BSSC to September 2023.

LAYOUT DIAGRAM

(not to scale)





FROM THE BOW

From the bow which has a storage locker, there is a 3' 8" self draining well deck with steel locker/seat to the front. There is a hardwood cratch frame with windows to the front and a vinyl cover. 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 frame.

GENERIC FIXTURES AND FITTINGS

The ceilings, cabin sides and hull sides are lined with ash faced plywood panels trimmed with solid ash. All interior wood has been varnished to a gloss finish. There are curtains or blinds to all windows. Flooring throughout is solid ash planking.

BEDROOM 10' 3"

Steel ½ glazed front doors, wood lined internally open out onto the front deck with steps down into the bedroom.

Furniture: Fixed double bed with storage cupboards below. 1 x full height double wardrobe. 1 x full height corner wardrobe. 2 x double over-bed cupboards. 1 x chest of drawers. Wall mounted shelving.



Heating: 1 x central heating radiator with cover.

Lighting: 2 x windows with top hopper opening vents. 4 x 12v, halogen ceiling lights. 2 x 12v, LED reading lights.

Power: 4 x 240v sockets. 1 x TV aerial point.

SHOWER ROOM 6' x 4'



The cabin shower room has a white suite comprising:

Suite: Shower enclosure with a gold effect thermostatic shower and glazed door. Corner vanity unit with inset porcelain wash basin, gold effect mixer tap and a cupboard beneath. Thetford cassette toilet with 2 spare cassettes. Wall mounted mirror. Full height shelving beside the shower.

Heating: 1 x central heating radiator.

Lighting: 1 x window with top hopper opening vent and privacy glass. 3 x 12v, halogen ceiling lights.

Corridor Lighting: 1 x window with top hopper opening vent.



SALOON 11' 5"

Fixed Furniture: 1 x under gunwale shelving unit. 1 x wall mounted shelving unit. 1 x half height cupboard.

Loose Furniture: 2 x leather swivel/recline armchairs.

Heating: Puffin solid fuel stove set on a tiled hearth and surround. 1 x central heating radiator with cover.



Other Features: 24" Cello 12v, flat screen TV with built in DVD player. Built in CD/radio player.

Lighting: 2 x windows with top hopper opening vents. 6 x 12v, LED ceiling lights.

Power: 4 x 240v sockets. 1 x TV aerial point.



DINETTE 6'

Fixed Furniture: “L” shaped dinette with buttoned, padded seats. There is storage space beneath the seats. The dinette converts into a double berth.

Loose Furniture: 2 x Ash table tops with desmo legs. The tables stow away under the gunwales when not in use.



Heating: 1 x central heating radiator with cover.

Lighting: 1 x window with top hopper opening vent. 1 x set of steel side doors, wood lined internally. 2 x 12v, LED ceiling lights.



GALLEY 10' 6"



The walk through galley has custom built solid ash units with solid wood worktops and ceramic tiled splash-backs.

Base units: 1 x double cupboard that extends into the corner. 1 x single cupboard beneath the sink. 1 x 4 drawer unit. 1 x corner cupboard. Under counter corner shelves. Washing machine housing. Fridge housing. Cooker space. Freezer housing. Rear cupboard housing the electrics.

Wall Units: 1 x double wall cupboard. 2 x single wall cupboards. 1 x plate rack.

Appliances: Cannon slot in gas cooker with separate oven and grill. Curry's, 240v fridge. Beko, 240v freezer. Candy washing machine. Inset composite sink and drainer with Swan's neck monobloc tap.



Lighting: 2 x windows with top hopper opening vents. 24 x 12v, LED ceiling lights.

Power: 9 x 240v sockets. 1 x 12v socket.

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

Steel rear doors, wood panelled internally with sliding roof hatch lead to the semi-trad deck where the engine is housed under the lift up floor panels. There are steel locker/seats to either side of the semi-trad deck.

Steel stern doors lead to the rear deck and steering position.

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



SPECIFICATIONS

BUILDER

Quality steelwork with side doors and a semi-trad stern, professional fit-out in ash faced plywood panels trimmed with solid ash by Admiral Narrowboats.

BUILD DETAILS

Built in 2007.
Semi-trad stern.
10/6/4mm

INSULATION

Kingspan insulation behind the cabin linings.

BALLAST

Concrete slabs beneath the floorboards.

DIMENSIONS

Overall Length:	60'
Cabin Length:	44' 11"
Width:	6' 10"
Interior Headroom:	6' 4"
Well Deck:	3' 8"
Draught	2' 4"

WINDOWS, DOORS & HATCHES

Port side: 5 x windows with top hopper opening vents.

Starboard side: 4 x fixed windows with top hopper opening vents. 1 x set of steel side doors, wood lined internally.

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

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

ENGINE & TRANSMISSION

The boat is powered by a Beta Marine 43hp, 4 cylinder, marine diesel engine coupled to a PRM 150 D2 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 3 x 12v alternators to charge the start battery and the 3 leisure batteries.

WATER

The 482 litre stainless steel water tank is located beneath the well deck. Water pump with pressure switch is located in the front wardrobe. Twin coil calorifier is heated by the Webasto diesel fired boiler, 240v immersion heater and/or the engine heat exchanger.

HEATING

Heating is provided by the solid fuel stove in the saloon and the Webasto diesel fired boiler running 4 radiators.

ELECTRICS

240v circuit from landline with RCD.

12v lights throughout protected by fuses.

3 x 12v, engine driven alternators.

1 x 12v, 110 amp/hr engine start battery.

3 x 12v, 110 amp/hr deep cycle leisure batteries.

3kw Victron Energy Multi-plus inverter/charger.

3.5kw Dometic Travel Power Generator.

Battery Management system.

GAS

2 x 6/13kg Propane cylinders housed in the aft locker, provide gas to the cooker.

FIRE SAFETY

3 x 1kg Dry Powder extinguishers

1 x Fire Blanket

1 x Carbon Monoxide Detector

EXTERIOR FINISH

The boat was professionally repainted in 2015 by Trent Valley Marine. The boat was last docked for blacking in May 2019. The hull is protected by 4 anodes, these renewed in 2012.

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 available by separate negotiation.

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.