

'Musgrave' continued..

Mechanical & Electrical.

Engine: Lister HB3 36hp
Last service: Not known
Cooling: Air
Bowthruster: No

Gearbox: Lister Manual
Control: Throttle and gear lever
Calorifier feed: No

Weed hatch: No
Bilge pump: Engine driven

Stern gland greaser: Screw down

Batteries: 1 x 12v

240v: Yes Inverter: No Charger: No

Generator: Petter diesel engined 240v generator present but not functional.

Instrument panel: Comprises push button start, ammeter and usual warning lights.

Interior.

Lining - floor to gunwale: Painted panelling in one of mid-blue, off white or pale green.
Lining - gunwale to ceiling: Off white painted panelling with stained and varnished timber in saloon.

Lining - ceiling: Off white painted panelling.

Bulkheads: As cabin sides.

Flooring: Solid timber flooring utilising the original cargo cover boards.

Lighting: 240v.

Cabin heating Proprietary domestic diesel fired 'combi' boiler providing hot water to radiators and hot water supply.

Insulation: Combination of materials used including spray foam, polystyrene and proprietary insulation material.

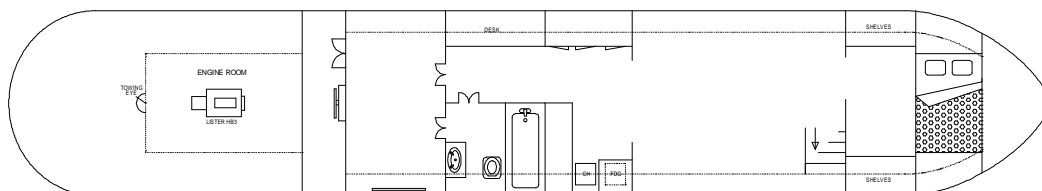
Water heating From combi boiler.

Water system: Pressurised.

Headroom: 6ft 7ins.

ACCOMMODATION (From aft)

Cabin Arrangement: Engine Room / Double Cabin / Bathroom / Study Area / Galley / Saloon / Second sleeping cabin.



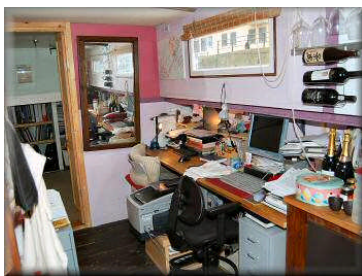
Berth arrangement: 2 berth - double berth in own cabin.

Cabin 1: Engine Room. The engine room is below the aft superstructure at the aft end and is accessed by ladder from a deck hatch. The engine room is separated from the rest of the vessel by a solid bulkhead. The combination boiler is installed at the forward end of the engine room with the engine mounted centrally and conventionally driving through a shaft.

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Cabin 2: Double Cabin. Although this cabin is currently used as a small saloon/library or gym area, it can with good effect be used as a double cabin. Double doors from the cabin lead into the bathroom, thus rendering the double cabin 'en-suite' if required. The cabin is currently empty, simply having a radiator on the hull side. Double doors to starboard into:

Cabin 3: Bathroom. The bathroom has been fully refitted utilising grey slate floor tiling and the remainder fully tiled with small blue tinged glass tiles. Large step in shower tray with overhead shower unit and shower curtain. Chromium plated heated towel rail. Inset square ceramic hand basin set into a slate tiled work surface with timber trim. Cupboard below. Mirror on bulkhead. Thetford Portapotti chemical toilet.



Cabin 4: Study Area. The study area is effectively part of an 'L' shaped section leading into the open plan saloon/galley. Along the side to port is an oiled wood top work surface providing ample work space and the ability to have 2 drawer filing cabinets below if required. Radiator on bulkhead dividing space to bathroom. The study area is effectively open plan to:

Cabin 5: Galley. The galley is built on both sides of the craft. To port is a long section of work surface in old woodblock with stainless steel fronted cupboards below. The cupboards open to reveal a proprietary roll out drawer systems. Opposite this to starboard is a 'U' shaped section of galley with oiled woodblock work surface and matching cupboard fronts. These house 240v full size refrigerator, Whirlpool automatic washing machine and small water tank which can still be used with a 12v system if the vessel is cruised or moved. White china Butler sink and china draining board. AEG four burner hob in stainless steel with stainless splashback inset into work surface over Baumatic stainless steel oven and grill unit. The galley is effectively open plan to:



Cabin 6: Saloon. The saloon will be unfurnished when the boat is sold. Two radiators, one on each hull side. At the aft end of the saloon wide steps lead up to the gas assisted lift up hatch over side entrance. At the forward end of the saloon is a door into:

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Cabin 7: Double Cabin 2. The aft part of this cabin forms a dressing room area with to starboard open shelved storage and to port hanging rail with storage over. Entrance way through original forward bulkhead into a converted forward hold now fitted with full width double berth.



This boat has not been cleared and personal possessions will be removed prior to sale.

GENERAL

Berth transferable: Yes

Berth fees: Around £5,200 p.a.

Sale type: Private

Viewing: Strictly by arrangement

Other sale considerations:

BERTH

Annually renewable licence from British Waterways. Services include mains electricity, mains water supply, BT telephone connection (possible connection charge), coal and gas by local delivery, diesel by scheduled boat delivery. Elsan disposal facilities, refuse disposal facilities. Post deliveries to the gate of the moorings. Council tax is payable and as such a residents parking permit can be obtained to park locally. The berth is amongst a small community of approximately six boats and has secure locked access. Alongside the berth is a garden area providing a grass sitting out area, patio area and further cultivated beds. Timber store facility. The berth is adjacent to, but out of, the congestion charging zone, and residents qualify for the significantly discounted charge.

PLEASE NOTE

These details are believed to be correct but cannot be guaranteed. They are based on information provided by the current owner(s) and observation.

Prospective purchasers are strongly advised to have an independent survey carried out to satisfy themselves as to the condition of the vessel, its inventory, and the information contained herein.

These details are not intended to, and do not, form any part of any current or future contract.

In this transaction we are acting as Brokers only. All sales subject to contract.

No guarantee is given or implied as to the condition or legal title.

No appliances or systems have been tested.

All measurements stated are approximate.