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VERTROWEN

£125,000

General.

Builder: **Not Known** *Type:* Dutch Tjalk
Fitted: Internal refit by current owner *Year:* c.1908
Length: 67ft (20.56m) *Beam:* 13ft 9ins (4.24m) *Draught:* c1ft 9in (.6m)
Lying: Fully residential berth in Barking Creek
CIN No: N/a *BW no:* Not registered *BSC to:* None required

History

The vessel was purchased in April 2005, and was surveyed then with no major faults found. She was then bought to the UK, since which time she has been refitted internally, and is complete with the exception of the aft cabin, which is unfitted. The deckhouse lower structure is complete, but the upper 'glazed timber' section is to complete.

Hull & Exterior.

Material / build: Rivetted steel. Thicknesses: 6mm



Exterior: Black bitumen painted hull with mid red bulwarks. Superstructure in grey primer.

Windows: Combination of brass portholes and anodised aluminium framed windows, some opening.

Forward well: Flat foredeck with access to spacious storage below. This area holds large (1000l) fresh water tank and black water tank with self pump out capability. Deck level mooring bollards.

Roof: Flue for central heating, and diesel fired range. Two large opening skylights. The superstructure features the typical curved sweeping lines of the Tjalk type barge. Between the forward and aft superstructures is the deckhouse, which currently comprises the steel base section but not the upper timber / glass part. When completed this area will provide a day saloon facility. Access from the deckhouse into the large aft cabin which is as yet unfitted.

Aft deck: Flat aft deck with engine controls and tiller steering.

Vertrowen continued

Mechanical & Electrical.

Engine:	BMC 6cyl c.1960.	Gearbox:	Paragon hydraulic		
Last service:	Not known	Control:	Single lever		
Cooling:	Keel cooled	Calorifier feed:	No		
Bowthruster:	No				
Weed hatch:	No	Stern gland greaser:	Screw cup		
Bilge pump:	No				
Batteries:	12v	Domestic:	4 x 110v providing 24v	Engine:	1
240v:	Yes (not aft cabin)	Inverter:	No	Generator:	No
Charger:	Victron 24v 25amp fully automatic				

Instrument panel: Voltmeter, oil pressure and temperature gauges.

Interior.

Lining - floor to gunwale: Satin varnished ash faced WBP ply with matching trim
Lining - gunwale to ceiling: As above
Lining - ceiling: As above
Bulkheads: As above

Curtains: Some net curtains fitted on timber rails with brass holdbacks
Flooring: Satin varnished solid 18mm close boarded ash
Lighting: Inset brass trimmed halogen

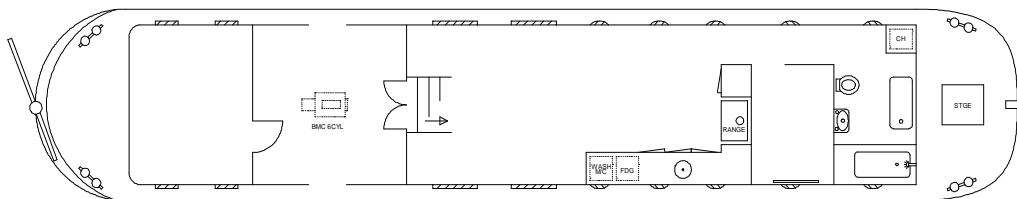
Cabin heating Somi diesel fired boiler with radiator in double cabin. Solid fuel stove in saloon and Esse diesel fired cooking range.

Insulation: Sprayfoam
Water heating From Somi diesel fired boiler

Headroom: Variable - max 7ft 2in min 6ft 2in

ACCOMMODATION (From aft)

Cabin Arrangement: Unfitted aft cabin; unfinished deckhouse / day saloon; saloon; galley; sleeping cabin; bathroom



Berth arrangement: Empty cabin to take single bed or twin bunks, and unfitted aft (master) cabin

Cabin 1: Aft cabin. This currently unlined and unfitted and is accessed from the deck house.

Cabin 2: Deck house. Lower structure in steel finished, but the upper collapsible glazed timber section is yet to complete. When complete this area will make an ideal 'day cabin'. Steps down to ...

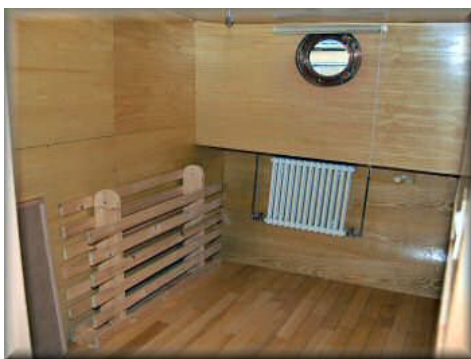


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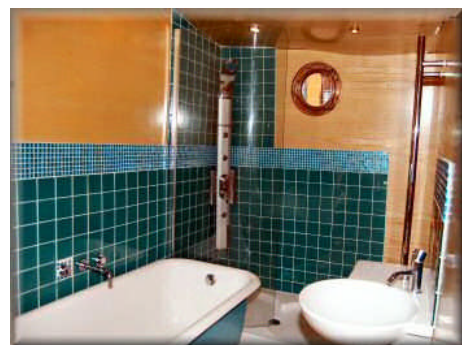
Cabin 3: Saloon. Large open space designed open plan furniture, rendered bright and airy by way of two large skylights. Quality timber finishes with solid ash flooring. The saloon is open plan to ...

Cabin 4: Galley. Solid block oiled timber work surfaces over timber effect cupboards and drawers below. Splashback in a mix of French glaze and glass tiles from Fired Earth. To the side is a stainless steel round bowl sink with monotap. Below work surface is a Whirlpool washing machine and Proline 240v refrigerator (new and unused). Against the forward bulkhead is an Esse diesel fired range in black and red with twin ovens and two hot plates. Passageway to port continues forward with door off into ...



Cabin 5: Sleeping cabin 2 / Office. Radiator on hull side. The cabin is designed to take free standing furniture, possibly a single bed or twin bunks. The area could equally be used as an office or workroom. Passageway continues forward to doorway into ...

Cabin 6: Bathroom. The bathroom occupies the full width of the vessel and comprises a large walk in shower area with full height shower unit with 'multi shower' capability, curved glass shower screen, all tiled in an aquamarine glass mosaic tile from Fired Earth. Modern cast iron bath on chrome legs with taps by Aston Mathews. Heated towel rail. Bulkhead suspended white china hand basin. Tecma remote pump out toilet.



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

Vertrowen continued

GENERAL

Berth transferable: By arrangement

Berth fees: £290 per month.

Berth facilities: Fully residential with car parking, secure entry, 240v electricity, mains water, Elsan disposal, postal delivery to nearby office. Barking tube (District line) and Barking overground (into Fenchurch Street) nearby. The entire area is likely to benefit from redevelopment in the future, but not imminently.

Sale type: Private

Viewing: By appointment.

PLEASE NOTE

In this case we are acting as Brokers only.

Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed.

The particulars are intended only as a guide and they do not constitute a term of any contract.

A prospective buyer is strongly advised to check the particulars and where appropriate at his own expense to employ a qualified Marine Surveyor to carry out a survey and / or to have an engine trial conducted which if conducted by us shall not imply any liability for such engine on our part.

The Vendor is not selling in the course of a business.

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.