

oakheart

£495,000

Asking Price

Coast Road, West Mersea



The motor barge Anna Maria is a beautifully refitted vessel, having undergone an extensive renovation in 2019. This refit has transformed her into a light, bright, and airy space, offering both comfort and elegance throughout. The Anna Maria features two exterior dining and lounging areas, ideal for outdoor relaxation or entertaining. Additionally, the wheelhouse doubles as a saloon, offering another space suitable for dining or simply enjoying the surrounding views as the world drifts by.

Rarely available the mooring is situated as an area of SSSI and to comply with the s106 there can only ever be 11 houseboats and replacement has to be on a one in one out basis and is subject to the strict contents of the s106 in terms of size, height and appearance.

Inside, the barge boasts a spacious open-plan galley and lower saloon, providing a comfortable and functional living area. There is a dedicated Laundry/WC/Pantry room, designed to accommodate full-size washers, dryers, extra fridge-freezers, and similar appliances, offering practical convenience for extended stays aboard.

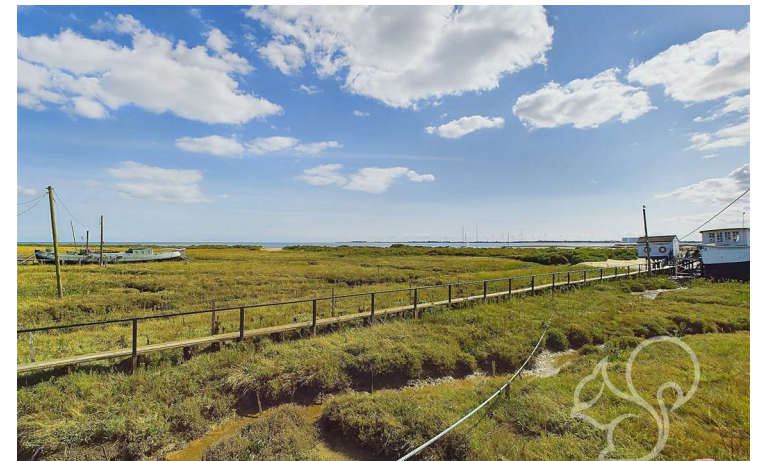
The Anna Maria offers two generously proportioned en-suite cabins, located fore and aft, both featuring island berths. One of the cabins includes a luxurious full-size roll-top bath, enhancing the sense of comfort and indulgence aboard.

Her inventory of modern equipment includes mains electricity, water and

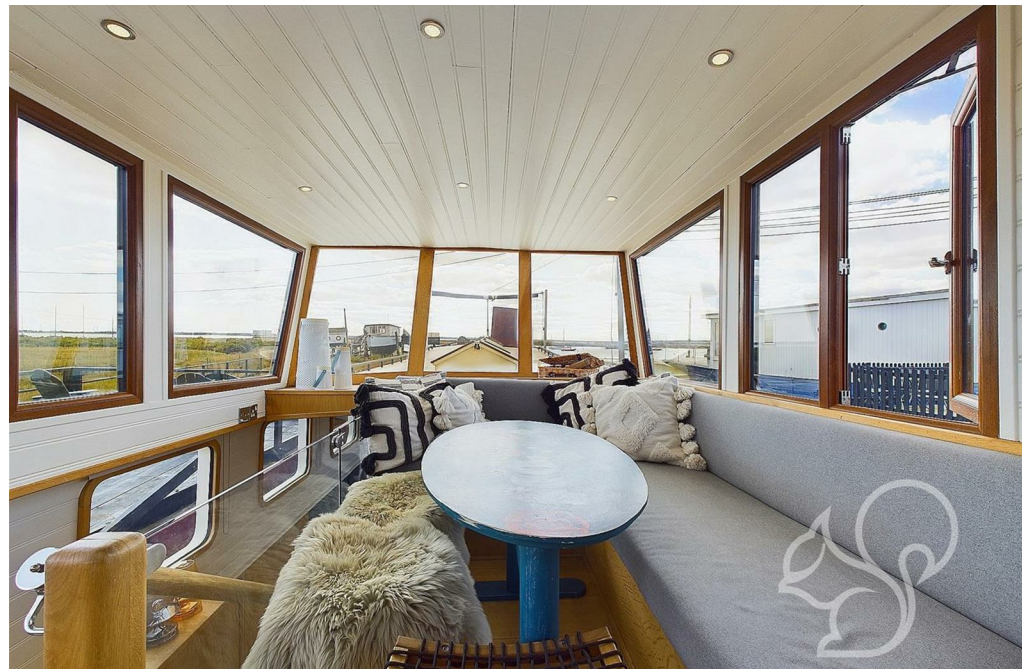
broadband. A 12kw hot water radiator heating system ensures comfort even in cooler conditions, while double-glazed windows provide insulation and soundproofing. Other features include electric toilets, a holding tank, and a galvanic isolator, making the Anna Maria a well-appointed and fully functional motor barge.

There are also two dedicated parking spaces adjacent to the gangway and potential overflow parking by prior arrangement.

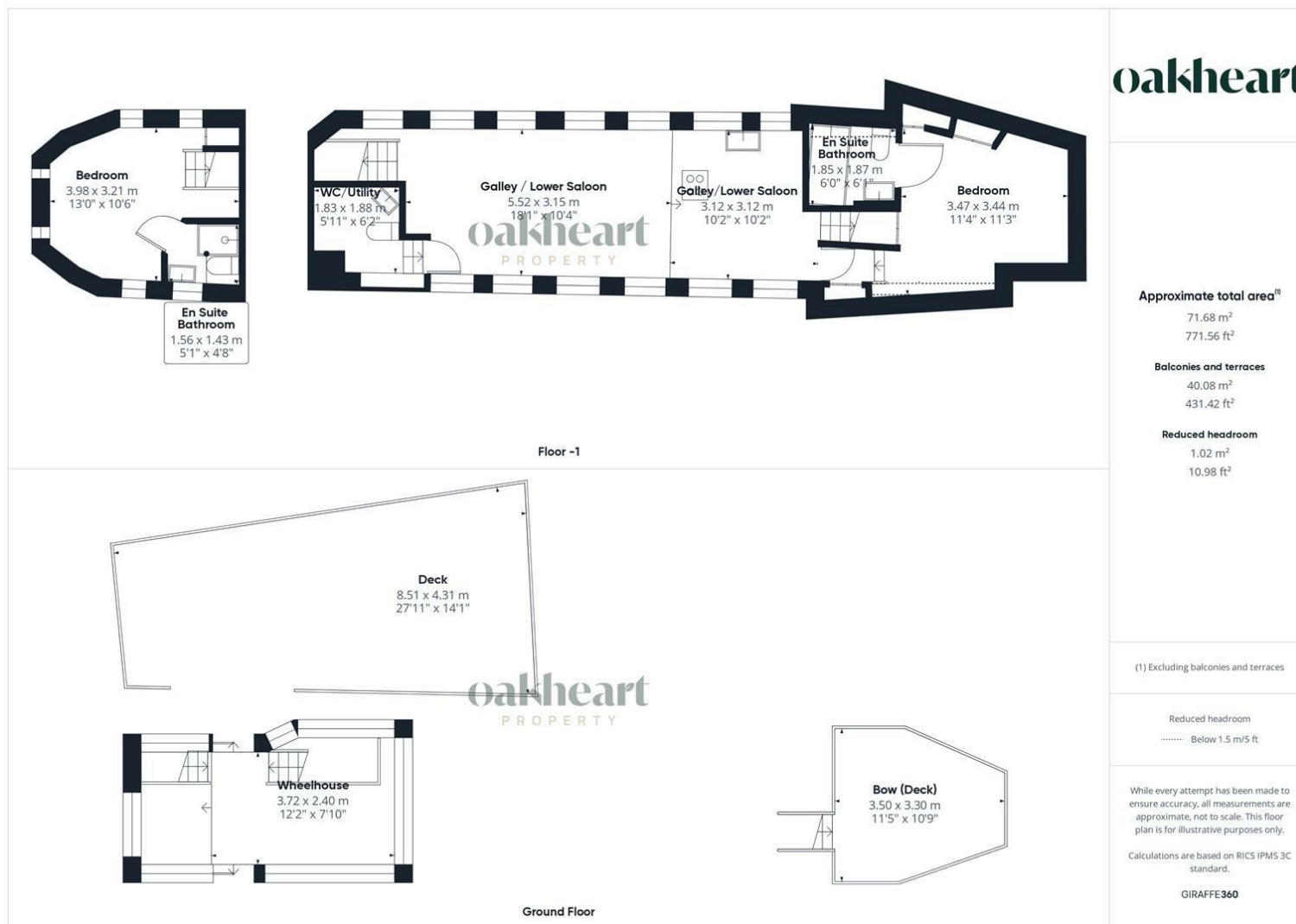
For an appointment to view please contact Oakheart Mersea Island.











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Approximate total area[®]

71.68 m²
771.56 ft²

Balconies and terraces

40.08 m²
431.42 ft²

Reduced headroom

1.02 m²
10.98 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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