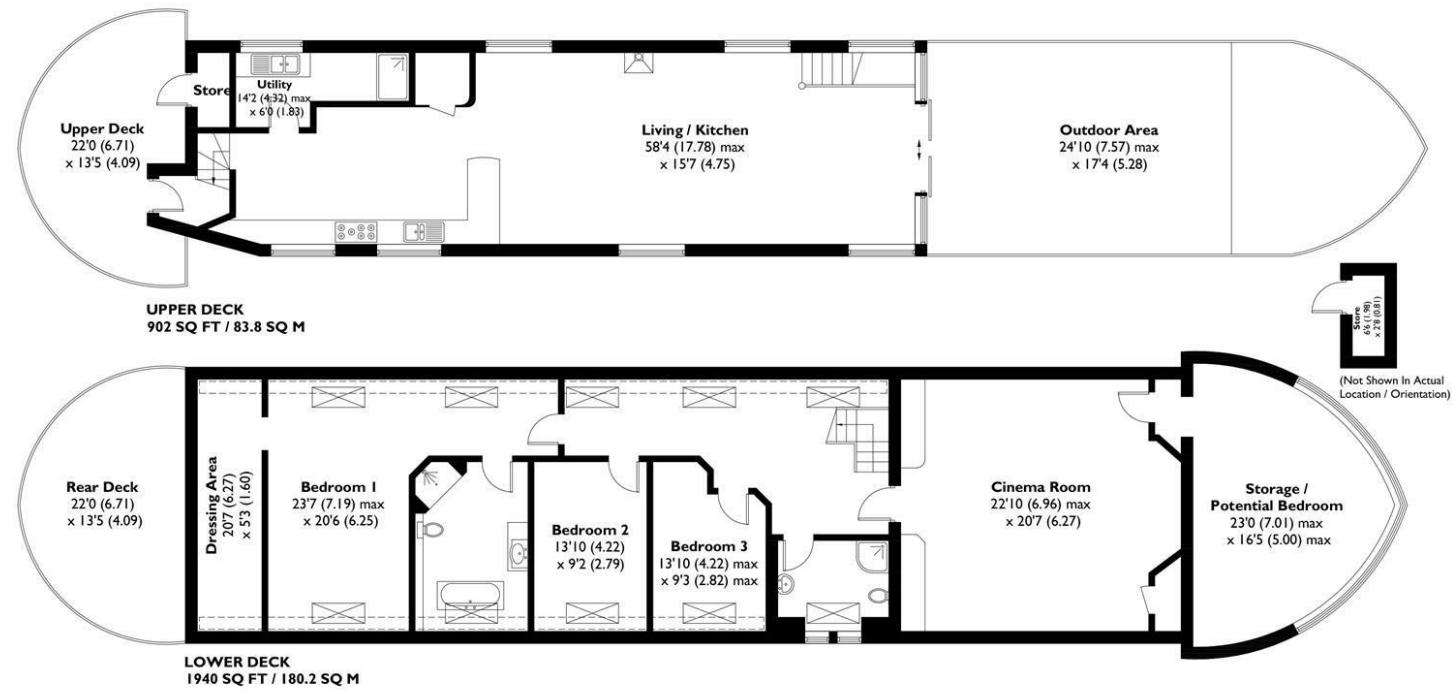


Floor Plan

APPROXIMATE GROSS INTERNAL AREA = 2842 SQ FT / 264 SQ M
STORES = 35 SQ FT / 3.3 SQ M
TOTAL = 2877 SQ FT / 267.3 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID868612)
Produced for Castles Estate Agents



**MAC1010 Wicor Marina Cranleigh Road
Fareham, PO16 9DR**

Castles are pleased to welcome to the market this wonderful house boat called MAC1010 which is currently moored at Wicormarine, Portchester.

Its a 34m ex Royal Navy electrical load test barge which has been professionally converted to an extremely high standard as an all year round live aboard floating home. The 34m steel static houseboat has a fully welded hull constructed from high grade steel and the owner has had MAC1010 since 2013.

With truly sensational views and an impressively large living space MAC1010 provides a unique lifestyle in a beautiful location.

There are 3 double bedrooms and 3 bathrooms onboard, the owner is currently decorating what is intended to be a cinema room but along with a further large unconverted area beyond this towards the bow, this area could easily have a number of alternative uses. Outside there is a spacious decked garden area giving a great outdoor space.

Annual Mooring fees of around £9000, the mooring will need to be applied for directly with the marina and the owner is happy to make the appropriate introductions. This includes your Council Tax as well as your mains water. The owner spends around £50 a month on electricity and £60 a quarter on LPG which is bottled.

Recently there has been a new en-suite fitted as well as a new guest bathroom and various upgrades throughout.

Asking price £350,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

MACI010 Wicor Marina Cranleigh Road

Fareham, PO16 9DR



- WICOR MARINE LOCATION
- IN EXCESS OF 2800 SQ FT LIVING SPACE
- THREE BEDROOMS
- CINEMA ROOM
- CASH BUYERS ONLY
- LARGE HOUSE BOAT
- SENSATIONAL VIEWS
- THREE BATHROOMS
- GARDEN TERRACE
- DOUBLE GLAZING

KITCHEN / LIVING AREA

58'3" x 15'7" (17.78 x 4.75)

UTILITY ROOM

14'2" x 6'0" (4.32 x 1.83)

OUTDOOR AREA

24'10" x 17'3" (7.57 x 5.28)

UPPER DECK

22'0" x 13'5" (6.71 x 4.09)

CINEMA ROOM

22'10" x 20'6" (6.96 x 6.27)

STORAGE / POTENTIAL BEDROOM

22'11" x 16'5" (7.00 x 5.01)

BEDROOM ONE

23'7" x 20'6" (7.19 x 6.25)

DRESSING ROOM

20'6" x 5'2" (6.27 x 1.60)

BEDROOM TWO

13'10" x 9'1" (4.22 x 2.79)

BEDROOM THREE

13'10" x 9'3" (4.22 x 2.82)

SHOWER ROOM

REAR DECK

22'0" x 13'5" (6.71 x 4.09)

Anti Money Laundering

Castles Estate Agents have a legal

obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

