



9 Marina View Hartford Marina, Banks End, Wyton PE28 2AA

£120,000

- House Boat With 40' Mooring
- Two Bedrooms
- Living Room With Multi Fuel Stove
- Kitchen/Dining Area
- Shower Room And En Suite Cloakroom
- Extensive Roof Terrace
- Stunning Views Across The Marina
- No Forward Chain



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UPVC Double Glazed Door To

Entrance Hall

Recessed down lighters, radiator, cupboard housing combination central heating boiler, laminate flooring.

Kitchen/Dining Room

11' 8" x 8' 6" (3.56m x 2.59m)

Double glazed windows to both sides, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for cooker, integrated fridge freezer, radiator, opening to

Living Area

11' 10" x 11' 10" (3.61m x 3.61m)

A triple aspect room with two double glazed windows to both sides and double glazed French doors opening to terrace, multi fuel stove, laminate flooring.

Bedroom 1

12' 1" x 6' 11" (3.68m x 2.11m)

Double glazed window, laminate flooring, radaitor.

En Suite Cloakroom

Double glazed window, fitted in a two piece suite comprising low level WC, vanity wash hand basin, radiator.

Bedroom 2

2.6m x 1.6m (8' 6" x 5' 3")

Double glazed window to side, radiator, laminate flooring.

Family Shower Room

Fitted in a three piece suite, double glazed window to side, low level WC, vanity wash hand basin, shower cubicle with independent shower unit over, radiator.

Outside

At one end of the lodge is a patio seating area and at the other end is a spiral staircase leading to the roof terrace which provides stunning views over the River Great Ouse and Marina. There is residents parking.

Tenure

Leasehold

Maintenance Fee £4,500 per annum to include water supply and maintenance of the marina.

Council Tax Band - B

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