

‘Grace’ - 58ft Semi-Traditional Style Narrowboat



Grace: ‘Seemingly effortless beauty’ or ‘charm of movement, form, or proportion’

- *Length Overall: 58’ Beam: 6’ 10”*
- *Very comfortable, light & spacious 4-berth accommodation*
- *Central heating, insulated & carpeted throughout*
- *Transferable Grade-2 berth included in the sale*
- *All utilities & amenities available*
- *Lying: the prestigious Apsley Marina, Hertfordshire*
- *Superb, private location. 30 minutes from London Euston*
- *Asking: £62,500*
- *The quality of finish & craftsmanship on Grace must be seen to be appreciated. Early viewing is essential.*
- *Viewing strictly by appointment - Call Capital Boats on 07714 096572 / 08456 431 831*
- *We can also assist with finance, insurance or delivery of this boat*

'Grace' - 58ft Semi-Traditional Style Narrowboat



- ***Built 2005, Hull by Liverpool Boats Co., interior professionally fitted out by Nigel Moore***
- ***Accommodation comprises: Saloon, dinette, galley, shower-room & double bedroom***
- ***Steel hull and superstructure. Superstructure painted 2007. Survey available on request.***
- ***Ash lined interior. Gold anodized, aluminium framed 'hopper-style' windows & portholes***
- ***All fixtures, fittings, furniture, soft furnishings, TV's, kitchen appliances, utensils, etc., included in the sale.***
- ***Located at the prestigious Apsley Marina within the exclusive Apsley Lock development***
- ***Private & secure facilities; Apsley Marina has recently been awarded the prestigious Customer Charter for customer service excellence.***
- ***Grace has been very well maintained with a recent survey available on request.***
- ***All utilities & amenities are on hand — gas, electricity, water, wireless internet, laundry, toilets, showers, pump-out, garbage disposal, convenience store, supermarket***
- ***Also on site are 2 excellent restaurants & a bistro/bar.***
- ***Perfect for commuting; Apsley main-line station is only 5 minutes walk. From there London Euston is 30 minutes, Watford less than 10 minutes.***

INTERIOR

Ash-lined wood panelling, carpeted and insulated throughout, the boat also benefits from central heating and hot water supply

Double Bedroom

Rear access ladder from the counter deck, past enclosed fuse panel, inverter, battery charger, hanging space, wet locker & additional cupboards to double bed with storage drawers under. Two portholes & 1 radiator. Fixed mirror with cupboard under. 1 fire extinguisher.

***Galley***

4 ring LPG cooker with grill & oven, tiled splash-back with cupboards over, fridge with ice box, microwave, stainless steel sink with separate drainer, 1 large window above, melamine work surfaces with storage cupboards underneath. Storage cupboard & drawers opposite with lined, steel access doors above. Fire extinguisher & fire blanket opposite.

***Dinette***

Raised, fixed seating with cushions for four with storage space beneath. Desmo table legs can be lowered to convert the dinette to another double berth. Radiator opposite. One large window each side.

INTERIOR CONTD....**Saloon**

2 chairs, footstool & table. Fixed low-level corner unit, flat screen colour TV, Freeview box, Morse solid fuel stove with fixed (closed) flue, tiled hearth, step up to timber & glass access doors leading to the well deck & raised fore-deck housing the gas locker. 1 radiator, 1 fire extinguisher. 1 large window each side.

**Shower room**

In between the aft double bedroom and the galley is the shower room. This room comprises of a cassette toilet, basin & tiled shower cubicle with electric drainage pump. This room also benefits from storage space, fixed mirror, towel radiator & porthole.



Apsley Marina



The exclusive Apsley Lock development



Apsley Lock, seen from the Paper Mill



Additional Information

Engine: 4 cylinder 35hp Isuzu, approx 50 hours. Two alternators, 1x70ah engine battery, 2x110Ah general duty batteries. 12V electric system for engine starting & domestic power; 240V systems fitted from land line (shore power) or inverter.

Fuel capacity: 40 gallons. Water capacity: 120 gallons.

Mooring fees: £2,524pa. Or £48.53 per week.