

Mercia Marina
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DIGNITY £144950



CORNWOOD INDUSTRIES 2009 - 70ft - Not Applicable Stern Widebeam boat lying at Outlying Marina

Dignity represents the ultimate in living on the water. She is a 70 x 12 houseboat with roof terrace. Inside the living space comprises of a large living room with doors opening onto the deck area at the front. Galley with LPG Rangemaster cooker, washing machine and fridge freezer. Opposite the galley is a dining table with seating for four. A passage way off the galley has a utility room which could be a third bedroom, 2nd bedroom with double bed and wardrobe in, bathroom with full size bath with shower over, Saniflo pumpout toilet, sink in vanity unit, towel rail and cupboards. Master bedroom with double bed, bed side cupboards and wardrobe. Heating is via a multi fuel stove in the saloon and a domestic oil fired combination boiler providing hot water and heating 9 radiators.

Viewing by appointment only.

Current mooring is available with the boat subject to references.

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CONSTRUCTION

Width	12	Depth of Hold	
Construction	STEEL	Horse Power	N/A
Hull Builder	CORNWOOD INDUSTRIES	Fitted out by	OWNER
Steel Spec	10.6.6.4	Cratch	No
Rear Cover	None	Side Doors	No

ENGINE

Engine Make	N/A	Engine Model	N/A
Engine Hours	N/A	Engine Last Serviced	N/A
Gearbox	N/A	Bowthruster	None
230v Landline	Yes	Inverter	N/A
Domestic Batteries	N/A	Battery Charger	N/A
Battery Management	N/A	No. Alternators	N/A
Generator	N/A	Solar Panels	0
		Stern Thruster	None

HEATING

Type of Heating	Domestic Boiler	No. Radiators	9
Calorifier	No	Gas	Yes
Fresh Water Tank Type	Stainless Steel	Fresh Water Tank Capacity	Main supply
Fuel Tank Capacity	N/A	Insulation	Rockwool
Waste Tank Capacity	N/A	Hot Water Via	Heater Unit

CABIN

Cabin Lining	Painted sides	Trim	Painted Trim
Flooring	SOLID OAK	No. Berths	6

BEDROOM

Bed	3 Bedroom	Storage Under	No
Wardrobes	Yes	Overhead Lockers	No
Dressing Table	Yes		

Extras / Notes: This house boat has the potential to sleep 6. At present there are 2 double bedrooms (8'x10' & 11'x11') and a utility room/office (8'x6') which could be another bedroom.

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BATHROOM

Bath or Shower	Both	Toilet Type	Electric Macerator
Vanity Basin	Yes	Heated Towel Rail	Yes

Extras / Notes: Large off corridor bathroom (8'x6') with full size bath with shower over. Saniflo electric toilet, sink in vanity unit, heated towel rail and cupboards

KITCHEN / GALLEY

Floor Units	Yes	Wall Units	Yes
Cooker Make	Range Master	Fridge Make	240V
Microwave	No	Washing Machine	YES

Extras / Notes: Generous u shape galley with LPG Range cooker, washing machine and fridge freezer. Opposite the galley is a freestanding dining table with 4 chairs.

SALOON

Dinette	Freestanding Table	TV Cupboard	Yes
Bookshelves	Yes	Solid Fuel Stove	YES
Seating	Loose furniture		

Extras / Notes: Large open plan saloon (23') with doors leading onto open deck area.

HISTORY

Time with Current Owner	FROM NEW	No. Previous Owners	Builder
Last Blacked	TBC	Anodes Replaced	TBC
Boiler Last Serviced	TBC	BSC Expiry Date	01/11/13
CE Mark / RCD Status	Complies		

The details contained herein are believed to be accurate, but cannot be guaranteed. They are not intended to, and do not form any part of any current or future contract. Prospective purchasers are advised to have an independent survey carried out to satisfy themselves as to the condition and specification of the vessel. No guarantee is given or implied in respect of age, specification, condition, suitability for a particular purpose or legal title.

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