

Mercia Marina

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Iris - Jupiter Plus Barge

£124950



Nottingham Boat Co

2016 - 70ft - Dutch Barge Style Stern

Dutch Barge boat - Outlying

Iris is a 70 x 12 barge style widebeam built by Nottingham Boat Co in 2016. Iris is a proven livaboard boat, benefiting from double glazed windows, 2 double bedrooms and a utility/bedroom room. The interior has a light & airy feel with a modern painted galley with solid oak work tops, cabin sides are painted & framed in oak. Entering from the stern there is the utility/bedroom room, ideal for bike storage etc, but also has a base for a single bed. Galley with a full range of quality appliances and breakfast bar. Large open plan saloon with feature fireplace with inset Morso stove, leather sofa, under gunwale TV and under gunwale lighting. There are 2 double bedrooms, master bedroom being at the front of the boat with a large wardrobe and bedside cabinets. Guest room also has a freestanding double bed and wardrobe. The bathroom wouldn't be out of place in any apartment. Viewing by appointment.

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CONSTRUCTION

Width	12	Draft	2
Construction	Steel	Horse Power	80.3
Builder	Nottingham Boat Co	Fitted out by	Builder
Steel Spec	10.6.5.5	Cratch	No
Rear Cover	None	Side Doors	Yes

ENGINE

Engine Make	Vetus	Engine Model	Vetus 39075 20266122
Engine Hours	Reported 80	Engine Last Serviced	18 months
Gearbox	Vetus	Bowthruster	Electric
230v Landline	Yes	Inverter	Vetus 3kw Combi
Domestic Batteries	5	Battery Charger	Yes
Battery Management	Yes	No. Alternators	2
Generator	No	Solar Panels	6 x 60w
		Stern Thruster	None

HEATING

Type of Heating	Webasto	No. Radiators	Finrads
Calorifier	Yes	Gas	Yes
Fresh Water Tank Type	Stainless Steel	Fresh Water Tank Capacity	700 Ltrs Approx
Fuel Tank Capacity	400 ltrs	Insulation	Spray Foam
Waste Tank Capacity	215 ltrs	Hot Water Via	Engine, Heater, Immersion

CABIN

Cabin Lining	Painted	Trim	Oak
Flooring	Antico	No. Berths	5
Glazing/Windows	Double glazed	Satellite	No

BEDROOM

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

Extras / Notes: This is a 2 double bedroom boat, but also having a utility room which will also double as a single bedroom as there is a base for a mattress.

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BATHROOM

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

Extras / Notes: Off corridor bathroom with large shower cubicle, macerator toilet , sink in a vanity unit heated towel rail and cupboards.

KITCHEN / GALLEY

Floor Units	Yes	Wall Units	Yes
Cooker Make	CDA	Fridge Make	CDA Fridge & Freezer
Microwave	Yes	Washing Machine	Washer Dryer

Extras / Notes: U shape galley with breakfast bar and 2 stools.quality appliances include a CDA oven and grill, microwave, washer dryer and fridge and separate freezer.

SALOON

Dinette	Breakfast Bar	TV Cupboard	Yes
Bookshelves	Yes	Solid Fuel Stove	Yes
Seating	Leather Sofa		

Extras / Notes: Being a reverse layout the saloon is forward of the galley and has a feature fireplace on the centre bulkhead with Morso multi fuel stove, under gunwale TV and strip lighting.The sofa is included in the sale.

HISTORY

Time with Current Owner	From New	No. Previous Owners	Builder
Last Blacked	When launced	Anodes Replaced	Original
Boiler Last Serviced	18 Months	BSC Required Date	30/05/30
Documentation Available	Yes	RCD Status	Yes

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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