



# BOAT SALES

LAKELAND LEISURE ESTATES



## Florence - Semi Trad

**Price: £34,000**

### Key Features

<b>Berths:</b>	2
<b>Length &amp; Type:</b>	45ft Semi Trad
<b>Year:</b>	1996

### Description

Built and fitted out by John White, Florence is a charming and cosy 45ft semi-traditional narrowboat designed for comfortable canal living or leisurely cruises. Her layout flows smoothly from stern to bow, beginning with a cosy bedroom, followed by a beautifully refurbished bathroom, a kitchen awaiting your personal touch, and ending in a bright and inviting saloon.

Powered by a reliable Lister Petter LPWS4 engine, Florence promises a dependable and enjoyable cruising experience. With berths for two, she is an ideal retreat for couples or solo adventurers. Her hull, recently blacked in May 2024, boasts a solid thickness of 10:6:4, ensuring durability and peace of mind. The boat safety certificate is valid until January 2027, and a comprehensive survey was conducted in April 2024.

Florence's interior is insulated with polystyrene, providing warmth and comfort throughout the year. The inspection hatch, conveniently located under the rear steps, allows for easy access and maintenance. The boat features a cassette toilet system and is equipped with essential amenities for a comfortable stay.

Electricity on board is efficiently managed with a combination of shore power, a 2kW inverter, a solar panel, and a 60 amp Sterling battery management/charger system. This setup ensures a reliable power supply, supported by one starter battery and four leisure batteries. Hot water is supplied by a calorifier, 240V system, and the engine, while the cabin is heated by a cosy Morso multi-fuel stove.

The kitchen area, or galley, awaits your personal touch to complete, offering a blank canvas for culinary creativity. The saloon is a bright and welcoming space, featuring a beautiful new sofa, a multi-fuel stove for added warmth, and ample storage with well-designed cupboards. This area is perfect for relaxing and enjoying the tranquillity of the waterways.

The master bedroom is a haven of comfort with a fixed small double bed, providing ample storage underneath. A large cupboard with shelves offers additional storage space, keeping the room tidy and organized. The bathroom, elegantly refurbished in April 2024, features a modern shower, a linen cupboard, a cassette toilet, and a wash basin, blending functionality with style.

Florence is equipped with two 13kg gas cylinders, ensuring a reliable supply for cooking and heating needs. The boat's water tank holds 400 litres, and the fuel tank has a capacity of 150 litres, allowing for extended journeys without frequent refills.

Externally, Florence is fitted with a rear tonneau cover, protecting her from the elements when moored. Although she lacks a bow thruster and side hatches, her design ensures smooth and easy handling. While she does not have a galvanic isolator, her electrical and mechanical systems are robust and well-maintained.

In summary, Florence is not just a boat; she is a floating sanctuary offering a clean, bright, and cosy living space. With her solid build, recent refurbishments, and essential amenities, she is ready to embark on new adventures, providing a comfortable and inviting home on the water.

### Disclaimer

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a qualified Marine Surveyor to satisfy themselves as to the condition of the craft.

Contact Us

Call: 07748036638

Email: [saul@lakelandleisureboatsales.co.uk](mailto:saul@lakelandleisureboatsales.co.uk)

[www.lakelandleisureboatsales.co.uk](http://www.lakelandleisureboatsales.co.uk)





## Additional Specs

- **Length/ Boat Style:** 45ft semi trad
- **Year Built:** 1996
- **Hull By/ Fit out by:** John white
- **Layout stern to bow:** Bedroom-bathroom-kitchen-saloon
- **Engine and gearbox:** Lister petter LPWS4
- **Berths:** 2
- **Boat Safety Certificate:** 30.1.27
- **Last Blacking + type:** May 2024
- **Hull thickness:** 10:6:4
- **Inspection hatch and location:** Under rear steps
- **P/out or Cassette:** Cassette
- **Insulation:** Polystyrene
- **Last Survey:** April 2024
- **External Covers:** Rear tonneau cover
- **Bowthruster** n/a
- **Side Hatches and location:** Nil
- **Batteries:** 1 x starter 4 x leisure
- **Electric Supply:** Shore power, 2kw inverter, 1 x solar panel, 60 amp sterling battery management/charger
- **Galvanic Isolator:** Inline
- **Hot Water Supply:** Calorifier, 240v , engine
- **Cabin Heating:** Morso multi fuel stove
- **Central heating type:** Nil
- **Gas Cylinders No+type:** 2 x 13kg

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