



# BOAT SALES

LAKELAND LEISURE ESTATES



## Constance

**Price: £35,000**

### Key Features

|                  |                       |
|------------------|-----------------------|
| <b>Location:</b> | Roydon Marina Village |
| <b>Berths:</b>   | 4                     |
| <b>Length:</b>   | 50ft                  |
| <b>Type:</b>     | Narrowboat            |
| <b>Year:</b>     | 1986                  |

## Description

Step aboard Constance and you'll immediately feel at home. Built in 1986 by the well-respected Alvechurch Boat Builders, this 50ft cruiser stern narrowboat offers a lovely balance of classic narrowboat character and sensible modern upgrades. Finished in an eye-catching two-tone blue with a traditional red coachline, she looks every bit the part on the water. A covered cratch at the bow creates a sheltered entrance and useful storage, while the pram cover over the cruiser stern provides a comfortable outdoor space to sit back, relax, and enjoy life afloat.

Entering from the bow, you step straight into the bright and welcoming galley. Crisp white units paired with a solid wooden worktop create a fresh, homely feel. There's a 3-burner gas hob and a separate Thetford Mk3 oven and grill, making cooking aboard easy and enjoyable. Opposite sits a Shoreline 12v fridge, along with plenty of cupboards for storing provisions.

Shelving on the bulkhead wall keeps everyday items close to hand, and the stable-style front doors open out into the cratch, letting in lots of natural light and fresh air — perfect on sunny cruising days.

The saloon is a wonderfully comfortable space to relax, dine, or entertain. Large windows and a side hatch flood the room with light, creating an airy and inviting atmosphere. The saloon is fitted with a Sofa Barn Cambridge 3-seater sofa bed, which easily converts into a double berth with a memory foam mattress — ideal for guests.

Two fold-out tables with a pair of dining chairs make this a flexible space, whether you're enjoying a quiet meal or hosting friends. Taking pride of place is the Hamlet solid fuel stove, newly installed in 2023, bringing both warmth and a cosy glow during cooler evenings aboard.

The walk-through bathroom is unusually spacious for a boat of this size, with doors at both ends, it can be closed off to create a private and comfortable space. Inside you'll find a Jabsco macerator toilet with electric flush, a large vanity unit with sink and mirror, and a quadrant shower fitted with a Mira mixer tap — everything you need for comfortable life on the water.

## Contact Us

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At the stern, the bedroom offers a peaceful retreat at the end of the day. A fixed double bed with pull-out extension provides generous sleeping space, while shelves above the bed and cupboards either side of the steps offer practical storage without feeling cramped. From here, steps lead up to the cruiser stern, perfect for morning coffees or evening sunsets.

## Additional Specs

|                                     |                                                                                                                           |                                     |                                                   |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------|
| <b>Number of Bathrooms:</b>         | 1                                                                                                                         | <b>P/Out or Cassette:</b>           | Pump out                                          |
| <b>Hull by / Fit out by:</b>        | Alvechurch Boats                                                                                                          | <b>Internal Cabin Height:</b>       | 6ft 4cm/1.94m                                     |
| <b>Layout Stern to Bow:</b>         | Bedroom, Bathroom, Saloon, Galley                                                                                         | <b>Side Hatches &amp; Location:</b> | Saloon                                            |
| <b>Engine &amp; Gearbox:</b>        | 1.5 BMC/PRM Gearbox                                                                                                       | <b>Galvanic Isolator:</b>           | Yes - GI120/BK                                    |
| <b>Engine Hours / Last Service:</b> | Fully reconditioned in 2020. Last service November 2024 - Rocker cover gasket and two side gaskets replaced November 2024 | <b>Hot Water Supply:</b>            | Electric immersion heater 2kw / 50l Water Storage |
| <b>Boat Safety Certificate:</b>     | September 2028                                                                                                            | <b>Central Heating Type:</b>        | New Arada Hamlet Stove July 2023                  |
| <b>Last Blacking &amp; Type:</b>    | May 2024 Bitumen - fitted 8 new anodes                                                                                    | <b>Gas Cylinders No+ Type:</b>      | 2 x 13kg Propane                                  |
| <b>Hull Thickness:</b>              | original thickness was 6/4mm, but she had a new baseplate added in 2022                                                   |                                     |                                                   |

### 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.

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