



BOAT SALES

LAKELAND LEISURE ESTATES



Florence

Price: £39,500

Key Features

Location:	Caen Hill Marina
Berths:	6
Length:	52ft
Type:	Narrowboat
Year:	1991

Description

Discover Florence, a delightful 52ft semi-traditional narrowboat built circa 1992, offering character, comfort, and practicality in equal measure. Currently moored at the idyllic Caen Hill Marina near Devizes, this charming boat enjoys a serene setting with views of open countryside, close proximity to the iconic Caen Hill Locks, and access to local shops, pubs, and towpath walks. Whether you're dreaming of full-time life afloat, weekend getaways, or extended adventures on the water, Florence is perfectly equipped to make that dream a reality.

Designed with versatility in mind, Florence comfortably sleeps up to six people, making her ideal for couples, families, or anyone looking to share their boating lifestyle with guests. The layout is cleverly arranged to offer both communal space and privacy, with the fixed double bedroom at the stern, bunk beds set mid-ship, and an L-shaped dinette that converts into an additional double berth in the saloon. The central passageway connects all areas of the boat while allowing for a natural flow and sense of space.

The forward saloon is the heart of the boat – a warm and inviting space perfect for relaxing after a day's cruising. The large L-shaped dinette seats several people comfortably for meals or games and effortlessly transforms into a bed for overnight guests. A multi-fuel stove adds a cosy touch, making this space a snug retreat year-round. Smart storage solutions are built into the seating and walls, keeping the area clutter-free and homely.

The galley kitchen sits just beyond the saloon and includes a gas oven, grill, hob, fridge, and stainless-steel sink, along with plenty of cupboards and drawers for cookware and provisions. Whether you're preparing a full evening meal or just a morning coffee, this space is functional and easy to use.

One of Florence's standout features is its two distinct bathroom areas – a rarity on narrowboats of this size. The first is a shower room with handbasin, while the second is a separate WC with handbasin. Located amidships, both bathrooms are conveniently positioned between the sleeping areas and day spaces, offering added comfort and privacy for all onboard.

At the rear of the boat, the fixed double bedroom is a peaceful sanctuary, featuring lockers, drawers, and generous hanging space. It also houses the hot water tank and electrical control locker, all neatly tucked away to maintain a tidy and organised interior. The

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midship bunk beds are perfect for children, guests, or extra storage when not in use.

Located just outside Devizes in Wiltshire, Caen Hill Marina is a peaceful and secure spot in the heart of the Kennet & Avon Canal network. It offers the perfect balance of tranquillity and connectivity, with stunning canal walks, historic sites, and friendly local communities nearby. The marina provides a welcoming home base for new and seasoned boaters alike.

Additional Specs

Number of Bathrooms:	2, 1 shower and handbasin, 1 Wc and handbasin	Bowthruster:	No
Hull by / Fit out by:	Bromsgrove Boat Builders	Batteries:	4 x AM x 100ah (June 2022) 1 engine start July 2022
Layout Stern to Bow:	Bedroom, corridor containing bunk beds and access to bathrooms,	Electric Supply:	12-volt dc, 240volt on shore power or inverter
Hull Thickness:	10/6/6	Galvanic Isolator:	New in March 2024
Engine & Gearbox:	Beta Marine 38hp PRM150	Hot Water Supply:	Engine, Webasto or shore power
Engine Hours / Last Service:	14,508 Last service March 2024	Central Heating Type:	Wet system from Webasto diesel heater
Boat Safety Certificate:	BSSER – 465354/23 Expires 22.09.27	Cabin Heating:	Central Heating and Multi fuel stove
Inspection Hatch & Location:	Weed hatch is under the stern, bilge hatch is under cabin deck	Gas Cylinders No+ Type:	2 x 13 kg
P/Out or Cassette:	Pump Out	Water Tank Capacity:	Approx 270 litres Stainless steel tank
Insulation:	Expanded Polystyrene	Fuel Tank Capacity:	Approx 120 litres
Last Survey:	26th May 2021	Outstanding Faults:	None Known
External Covers:	None	Additional Information:	galley, saloon Items excluded from the sale: Personal kitchen and linen items

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.