



Harmony Houseboat
Temple Boatyard
Knight Road, Rochester ME2 2AG

Viewing by appointment only through

THE BOAT BROKERS

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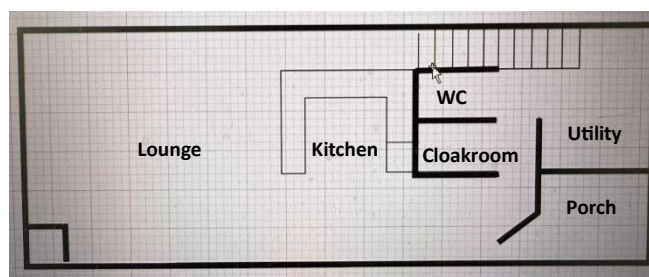
The Boat Brokers are delighted to offer *Harmony*, an impressive 16m x 6m two-storey houseboat located on a private mooring along the scenic River Medway. This striking, newly constructed floating home is approximately 75% complete, offering a unique chance to finish and personalise the final touches to your taste.

Harmony is ideal for professionals, creatives, or anyone seeking to downsize without sacrificing style or space. Brought to market due to a change in circumstances, this is an unmissable opportunity to create your dream home at a fraction of the cost.

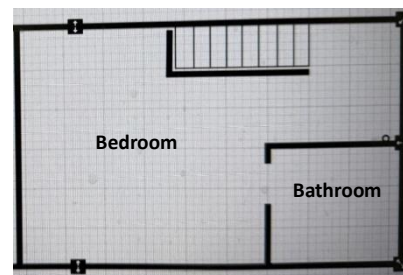
Key features

- Residential mooring (subject to agreement)
- Exceptional views
- Barbecue areas
- Mains electricity, water & telephone

Ground floor



First floor



Description

Overall – 15.8m x 5.8m (52' x 19')

Front Porch – Access is via short drawbridge onto a gated covered porch.

Entrance Hall - Entered via a double glazed door. Leads to utility, WC, kitchen & lounge on ground floor.

Utility Room – 2.5m x 2m (8'2" x 6'7") Wall diesel boiler, plumbing for automatic washing machine & storage.

WC – 2m x 1.3m (6'7" x 4'3") Fitted to comprise a toilet and washbasin with vanity cupboard.

Lounge – 5.5m x 6m (18'0" x 19'8") – Bright open plan lounge with full height double glazed windows to front. TV point, telephone point, double height arch ceiling.

Kitchen/Diner - 4.5m x 3.5m (14'9" x 11'6") Fitted IKEA kitchen to comprise a range of base and eye level units with sink, fitted 4 burner gas hob and electric oven, freestanding tall fridge/freezer and fitted dishwasher.

Bedroom (first floor) – 7m x 5.5m (13'11 x 11'0) large open plan bedroom. Fully single glazed window to forward bulkhead, freestanding wardrobe. Door to balcony.

Bathroom – 2.5m x 2m (8'2" x 6'7") Contemporary bathroom with consisting of a double shower with glass screen, low level wash hand basin, marine toilet with pump out system, double glazed window.

Hull/Basement – 3m x 5m (9'10" x 16'5") Steps lead down into hull, currently used for storage.

Outside - Front: A low maintenance gravel garden is enclosed by timber fencing.

Location & Amenities

This boat benefits from a secure residential mooring just a 15-minute walk from the historic Rochester High Street. The local area offers a wide selection of shops, supermarkets, and convenience stores, along with an excellent choice of pubs, restaurants, and cafés. Nearby Strood town centre provides even more amenities, including a retail park, cinema, and various leisure facilities.

Transport Links

The location enjoys excellent transport connections, with easy access to the A2 and M2 motorways. Several bus routes serve the area, offering direct links to Rochester, Chatham, Maidstone, and other nearby towns. Strood railway station is also within walking distance, providing convenient rail travel for commuters and visitors alike. London 30 mins.

Schools

[All Faiths Children's Academy](#) 1.0 mile
Academy | Ofsted Good

[St Nicholas CEVC Primary School](#) 0.5 mile
State school | Ofsted Outstanding

[Rochester Independent College](#) 1.0 mile
State school | Ofsted Outstanding

Tenure

Leasehold
Leasehold vessel with transferable mooring licence subject to agreement (currently £315 per month with deposit £5000)

Services

Mains water – Included
Electricity – Metered (average £50 per month)
Wired telephone line

Rates

N/A

Local Authority

Medway Council, Gun Wharf, Dock Road, Chatham, Kent, ME4 4TR

Council tax - £155 per month

HISTORY

Year built:	1930's
Builder:	Not specified
Steel spec:	Mild steel (riveted plates)
No. of owners:	4 +
Blacking:	Partial re-blackening
Anodes:	To be replaced
Documentation:	No

DIMENSIONS

Length/beam:	15.8m x 5.8m (52ft x 19ft)
Draft:	1m
Internal headroom:	2,4m & 6m (lounge)
Saloon/lounge:	5.5m x 6m
Galley/kitchen:	4.5m x 3.5m
Bathroom:	1) 2.5m x 2m 2) 2m x 1.2m
Bedroom:	7m x 5.5m
Utility room:	2.5m x 2m
Cloakroom	2m x 1.3m

ENGINE SPECIFICATION & COMPONENTS

Engine:	N/A
Weedhatch:	Quick release under rear deck
Diesel tank capacity:	N/A

HEATING SYSTEMS & HOT WATER

Central heating:	11KW solid fuel stove with back boiler (ground floor). Diesel heater(1 st floor)
Source of hot water:	Back boiler & immersion
Water holding tank:	Mains (no tank)
Water tank capacity:	N/A
Extras/notes:	

ELECTRICAL SYSTEMS & COMPONENTS

Alternator:	N/A
Batteries:	N/A
Lighting:	LED throughout
Inverter/charger:	N/A
Landline socket:	Yes – Mains
Generator:	N/A
Extras/notes:	

GAS SYSTEMS & COMPONENTS

Gas bottles:	LPG 2 x 13kg in fore deck locker
Appliances:	Hoover hob, oven/grill

CABIN FITOUT & COMPONENTS

Insulation:	Yes – Multi foil/fireproof polystyrene
Ballast:	Not specified
Ceiling(s):	Plasterboard & polystyrene
Walls:	Plasterboarding
Flooring:	Laminate oak effect flooring
Side doors:	N/A

KITCHEN

Cooker:	NEW gas hob & electric oven/grill
Fridge/freezer:	Freestanding Fridgemaster tall fridge freezer 240V
Microwave:	No
Dishwasher	Yes
Washing machine:	No
Extras/notes:	

LOUNGE

Dinette:	Open plan
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BATHROOM

Toilet:	Macerating pump out toilets x 2
Waste tank capacity:	N/A
Bath/shower:	Large shower with glass screen
Vanity basin:	Yes with vanity mirror/ Cupboard x 2

BEDROOM

Bedroom:	First floor 2 large wardrobes
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OTHER

TV:	No – saloon 42in & master bedroom 38in
Covers:	N/A
Navigation equipment:	N/A



PLEASE NOTE: *The Boat Brokers* are acting as Brokers only. Whilst every care has been taken in their preparation, the correctness of these particulars, it is not 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 by a qualified marine surveyor prior to completion of purchase.