

## Halcyon M250



**Year:** 2021  
**Location:** Brighton Marina  
**LOA:** 35' 0" (10.67m)  
**Beam:** 12' 0" (3.66m)  
**Draft:**

**Heads:** 1  
**Cabins:** 1  
**Berths:** 0  
**Keel:**  
**Engines:** 0

### Remarks:

Want to experience the joys of living on the water within the comfort your own home? Then the Halcyon Waterlodge Floating Apartment could be for you. The 250 square feet of living space provides enough living space for a bedroom that is big enough to accommodate a king size double bed, a separate bathroom with toilet, basin and enclosed shower.

**£125,000** Tax Paid

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## Mechanical and Rigging

### Description

THE ALL NEW M250 is compact, sleek, refined, the M250 is our most versatile craft yet. Whether it's for a much-needed holiday, a working weekend, or simply taking time to enjoy all-round blue health benefits, the M250 provides the ultimate marina experience.

What sets the M250 apart is the ingenious use of space, making for a light-filled lounge and bedroom – both with balconies – partitioned by a fully-equipped kitchen and bathroom.

### WARRANTY

12 month defects period  
20 year design life on structure  
10 year design life on pontoons  
10 years design life on cladding  
\*Subject to reasonable maintenance

## Inventory

### DECK

Dimensions Overall Length – 10.4m  
Accommodation Length – 7.25m  
Width / Beam – 3.6m  
Air Draught – 3.75m  
Freeboard – 0.5m  
Area (Gross) 23sm / 250sqft

### EXTERIOR FINISH / CLADDING

Aluminium / Composite (White)

### WINDOWS

PVC – Dark Grey

### SERVICES

WC, WHB & Shower  
Foul – mains fed/pump  
Onboard Foul - Holding tank & pump  
LED lighting throughout  
Stainless steel sockets & switches

### UTILITIES

Gas – Cooking & Fire  
Electricity – 32 Amp (75% diversity)  
Water – Mains (min 1 bar)  
Data – none (optional)

### FLOTATION SYSTEM

Concrete Pontoon

Constructed to Eurocode 2 BS EN 1992  
Engine Bracket

### **STRUCTURE**

Fully Insulated Frame Acoustic internal  
Partitions U-Values to meet building regulations

## **Accommodation**

### **KITCHEN**

Fitted kitchen and appliances  
(Microwave, hob & Fridge)

### **HEATING**

Electric panel heaters – white  
Electric towel rail  
Gas Fire

### **INTERNAL FINISHES**

Engineered timber throughout  
Plaster & Paint to walls Moulded architraves & skirting Shower Panels

### **BALCONY**

3.6 x 2m to front and 1m to rear  
Hardwood decking  
Hardwood fender  
Handrail & Guarding  
Stainless Steel Post & wire

### **JOINERY**

Solid core internal doors, with rebate  
150mm skirting with rebates  
100mm architrave rebates to match

### **IRONMONGERY**

Chrome handles, hinges and door furniture

### **Disclaimer**

The Company offers the details of this vessel in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his agents, or his surveyors, to investigate such details as the buyer desires validated. This vessel is offered subject to prior sale, price change, or withdrawal without notice.

Remarks :



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Brighton Marina is the largest marina in the UK and is fully serviced with restaurants, supermarket, cinema, gym and lots more. It's also a stones throw from the city of Brighton giving you not only life on the water but access to city life and good transport links to London as well. Viewing by appointment only, call us today.

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