





INTERIOR

## Live Your Dream

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.

On Water Developments







### The Blue Health Benefits

Spending time by the water has proven benefits for both body and mind.



Reduction of stress



Improved sleep



Cognitive 're-setting'

helping us restore our tired minds



Better regulated urban temperatures



Increase positive mood



Considered therapeutic spaces

with healing properties



Better air quality

#### **FLOORPLAN**

# Spacious. Ingenious. Refined.



#### DIMENSIONS

Overall Length – 10.4m Accommodation Length – 7.25m Width / Beam – 3.6m Area (Gross) 23sm / 250sqft

### On Water Developments

#### SPECIFICATION

# Everything You Need. And More.

#### 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)

#### 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)

#### KITCHEN

Fitted kitchen and appliances (Microwave, hob & Fridge)

#### WINDOWS

PVC - Dark Grey

#### HEATING

Electric panel heaters – white Electric towel rail Gas Fire

#### INTERNAL FINISHES

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

#### **FLOTATION SYSTEM**

Concrete Pontoon Constructed to Eurocode 2 BS EN 1992 Engine Bracket

#### BALCONY

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

#### STRUCTURE

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

#### JOINERY

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

#### IRONMONGERY

Chrome handles, hinges and door furniture generally

#### **ASSEMBLY**

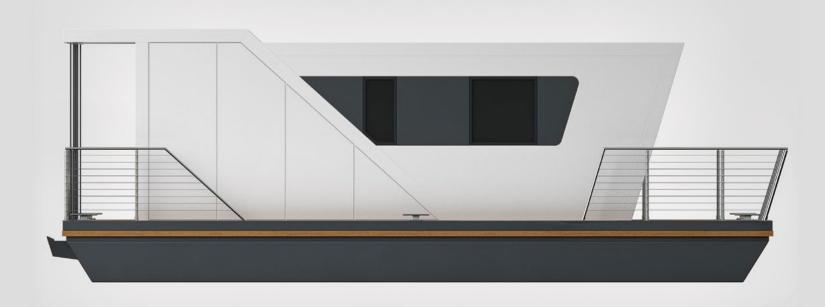
Prefabricated in factory and assembled on site

#### 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

#### MOORING

Rope & Cleat (gangway optional)



## **Book Your Viewing Now**

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