



THE LEXINGTON 70 (WITH FURNITURE)*
21.3m long x 3.85m wide - 2 bedrooms

THE STERN

- Wraparound seating with removable cushions
- Fully collapsible rain or sun cover
- Discreet, practical storage
- Optional extras:
 - Removable dining table
 - Durable, teak-effect, yacht-style decking
 - Removable table

THE GUEST BEDROOM

- Free standing double bed with mattress
- Chest of drawers
- Accessories (mirror, table lamp and cushions)
- Free standing double door wardrobe

THE MASTER BEDROOM

- Doors to bow deck
- Free standing King size bed with mattress
- Two bedside tables
- Free standing occasional chair
- Dressing table with chair



THE LIVING AREA

- Generous central skylight allows light to pour in luxurious carpet with deep underlay or hardwood flooring option
- L shaped corner sofa and cushions
- Sideboard
- Side lamp
- Coffee table
- Rug
- Flatscreen TV

THE KITCHEN

- High-spec L-shape fitted kitchen with impressive central island
- Generous storage with soft-close doors and copper handles
- Quartz worksurfaces and tiled splashback
- Wall light and feature lighting
- Central island with Belfast sink/mixer tap and breakfast bar with stools
- Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine cooler

THE BATHROOM

- 1000x800mm quadrant shower tray with mixer and rainfall shower head
- Bath tub with brushed gold crosshead bath/shower mixer tap
- Vanity unit with single basin and mixer tap
- Tiled floor and wall
- Radiator towel rail

DIMENSIONS	
Total length	21.3m
Beam	3.8m
Draft	0.7m
CAPACITY	
Fuel tank	Approx. 350 litres
Water tank	690 litres – stainless steel
Waste tank	550 litres
Calorifier (water heater)	75 litres
Gas cylinders	Client to provide their own
Windows	6 x 42" 5 x 36"
Porthole	1 x 18"
Steel specification	Baseplate thickness 10mm / Hull 6mm / Cabin 5mm / Roof 4mm
Rubbing strakes	Three on bow (with one running full length of the boat)
Style	Square or rounded Eurocruiser style stern with seating
Gas locker	Located at bow
Decks	All self-draining
Weed hatch	Quick release
Ballast	Fully ballasted (customer to install trim ballast)
Fender eyes	Black, recessed in hull sides
Pole and plank rack	Fitted to roof
DISPLACEMENT	
Tanks empty	30,000kgs (no provisions or personal equipment on board)
Tanks full	31,748kgs
Maximum people	8 people @ 75kg each
Maximum load	1200kgs
POWER	
Fuel	Canaline diesel inboard with shaft
Max rated power	57 Horsepower (option for larger Canaline 70 engine if required)
Model	Canaline 60
Gearbox	PRM 250
Reduction	2:1
Engine alternator	50amp
Domestic alternator	175amp
Propeller	0.48m x 0.33m right-hand rotation
Propeller shaft	35mm
Stern gland	Vetus water lubricated

ELECTRICS & EQUIPMENT

Engine Start	1 x 110 amp/hour lead acid cranking battery (110)
Domestic	4 x 110 amp/hour lead acid leisure batteries (440)
Bow Thruster	Vetus 95kg/f 2 x 110 amp/hour lead acid cranking batteries (220)
Inverter/charger	Sterling Pro Combi 2.5kw / 120a
Central heating	Webasto Thermo Top Evo 9kw Electric underfloor heating in the bathroom
Bilge pump	RuleMate 500gph - fully automated bilge pump with integral sensor.
Water pump	Vetus pressurized water system
Calorifier (water heater)	SureCal 75l horizontal twin coil
Shower pump	Whale Gulper 220 12v
Bath pump	Whale Gulper 220 12v
Toilet	Vetus 12v macerator
Hob	4-burner hob (5 burner option available)
Oven/grill	Integral oven and grill
Microwave	Integrated
Fridge/freezer	Separate units
Wine Cooler	Slimline
Galvanic isolator	16 amp or 32 amp
Anodes	4 x 2.5kg Aluminium
Ventilation	5 x mushroom vents 1 x extractor fan to mushroom vent in galley 4 x louvre vents (15cm x 15cm) in forward bulkhead and aft doors

AFTERCARE

Buying a luxury house boat is an exciting experience, but we recognise that most of our customers have probably never owned or lived on a boat, so we want to make sure you're really happy right from the start.

We'll spend as much time as you need on handover day showing you how everything works, from the electrics and heating, right down to how to use the shower. We'll even take you out for your maiden voyage, to run you through the handling of the boat, as well as all the essentials like how to moor up.

From there, if you ever have any questions at all, our friendly team is never more than an email or phone call away. We even have a dedicated engineering team on call for any maintenance or repairs – after all, even the best-built boats will need a service or new part every now and again.

We reserve the right to change items within this specification for equivalent products in the event of manufacture or supply issues.

THE WALKTHROUGH

THE STERN

Step aboard and you'll find yourself on the thoughtfully designed stern, an outside space that's perfect for relaxing and socialising, whether you're moored up or cruising. It features wraparound cushions, low-level deck lights, an outside plug socket for your own plug-in heater or feature lights.

It's an attractive, practical space with integrated storage compartments and a lockable cabinet alongside the steering position. The deck is fitted with either a non-slip painted finish or Tek-Dek – A UV-stabilised, stain-resistant synthetic teak flooring with superb non-slip qualities that's usually fitted on luxury yachts. Finally, the whole stern area has options for a removable table and a tonneau cover, providing shelter from the sun or rain.

THE LIVING AREA

You'll enter the boat's beautiful living area via three steps positioned to the starboard side, which also double as discreet integrated storage space. The elegant, open-plan living area has been carefully designed with comfort and functionality in mind. A corner sofa, coffee table, rug and free-standing TV unit can all be added as part of a 'furniture pack'. Alternatively, you can personalise your living space with your own hand-picked furniture and accessories.

THE KITCHEN

The L-shape kitchen has a beautiful central island with quartz worktop, breakfast bar-style seating, a classic white Belfast sink with elegant brushed gold-effect taps.

Along the side wall is a four-burner gas hob with tiled splashback and pendant lighting above. Generous deep drawer storage is provided beneath the hob with various modern appliances you'd expect – including an integrated washing machine, fridge and freezer – and some you might not, like a sleek, slimline wine cooler.

On the rear wall, an integrated oven, grill and microwave all positioned at mid-height allow you to keep a watchful eye on your culinary delights.

THE GUEST BEDROOM

Large enough to fit a queen-size bed and a free-standing wardrobe, this room could also double-up as a cosy home office, exercise room or even walk-in wardrobe. It's a fantastic flexible space with luxury carpet underfoot and a generous rectangular window for you to enjoy that calming watery view.

Our 'furniture pack' for this room includes a full-length mirror, book shelf, desk and desk lamp. Alternatively, we can style it as a cosy second bedroom with a comfy bed, double wardrobe and elegant lighting.

THE BATHROOM

Like the kitchen, the spacious bathroom is finished to the same high-spec as you'd expect in a premium apartment. It easily accommodates not only a full-sized bath, but a separate shower and wash basin finished with brushed-gold effect taps and rainfall shower head.

A wall-mounted heated towel rail, useful vanity/storage unit and stylish floor tiles complete the look.

WALK-THROUGH WARDROBE

Situated between the bathroom and the master bedroom is a great space to hang your clothes and tuck your shoes neatly out of sight. With a wall-mounted mirror and ingenious storage, it also performs as a useful dressing area.

THE MASTER BEDROOM

The luxurious master bedroom sits at the front of the boat and boasts a wonderful set of French doors which lead out onto the bow deck. A perfect spot to enjoy your first cup of coffee in the morning or catch the last rays of sunshine with a glass of something in the evening.

Our 'furniture pack' for this room includes a king-size bed with ottoman storage, free-standing shelf unit and a vanity unit/desk space with stool. Bedside tables and lamps, wall prints and an occasional chair make it one of our favourite rooms in the whole boat.



WATERSPACE DEVELOPMENTS LTD - Hanbury Wharf, Hanbury Road, Droitwich, Worcestershire WR9 7DU
020 8051 4520 / enquiries@waterspaceliving.co.uk / @waterspaceliving / waterspaceliving.co.uk

Waterspace Developments Ltd. assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this brochure. While we've made reasonable efforts to ensure the information is correct, the brochure is designed specifically as a broad, indicative guide only and accuracy can't be guaranteed and no representation or warranty is made in that regard. This brochure and the information contained in it does not in any way constitute or form any part of a contract for sale, transfer or lease, nor does it constitute a representation or otherwise form the basis of a contract. Photos, computer-generated images, drawings and perspectives contained in this brochure are indicative only. All sales remain subject to contract.