





## Bates Wharf Chertsey KT16

The R750 is a one-of-a-kind contemporary classic houseboat, with 730 sq. ft. of living space, housing two bedrooms, one bathroom, a capacious lounge and kitchen, plus an impressive rooftop garden.

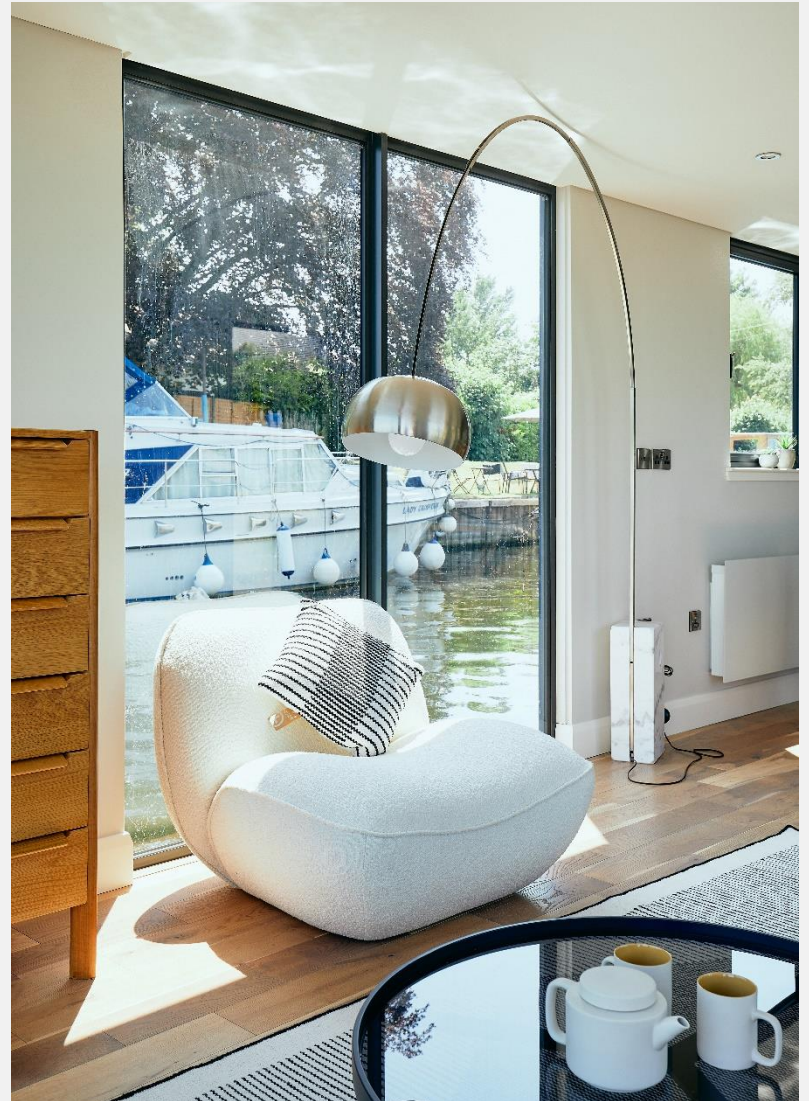
All the best aspects of land and water living together in one unforgettable lifestyle experience. Fitted out to the highest specifications, from solid timber flooring and flush core internal doors, to PPC aluminium windows. The large kitchen/dining

and living area, finished to the highest specification – and complete with double doors that open onto the spacious veranda – makes this a great space for both relaxing and entertaining. Two interior-designed bedrooms complete with fitted wardrobes and all of life's everyday luxuries.

The bathroom is finished to the highest standards, with an exhaustive supply of hot water when required, a spacious shower, heated towel rails and flushing toilets making for an incredibly indulgent experience.









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As well as a spacious front terrace leading directly from the lounge, also a roof top terrace creating up to 500 sq. ft. of elevated garden.

Bates Wharf is a charming 110 berth marina situated amongst open meadow land on the River Thames. Chertsey is a town in Surrey, on the River Thames and its tributary rivers such as the River Bourne. It can be accessed by road from junction 11 of the M25.

It shares borders with Staines, Laleham, Shepperton, Addlestone, Woking, Thorpe and Egham. Bates Wharf lies 20 miles southwest of central London, close to the M3 and the M25. The town is served by Chertsey railway station. It is located on the Chertsey branch of the Waterloo to Reading Line which is operated by South West Trains.

### KEY FEATURES

**New Build**

**Two bedroom houseboat**

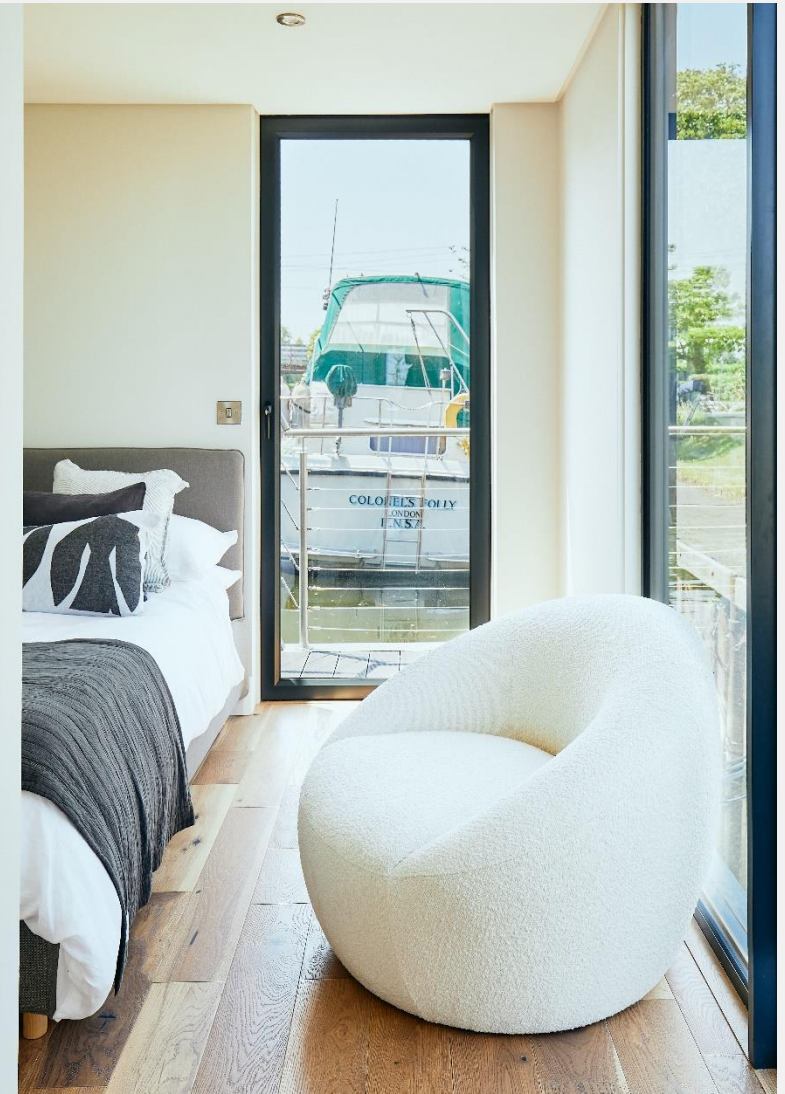
**Full kitchen**

**Shower room**

**Two balconies**

**Stunning roof terrace**

**Charming marina amongst open meadow**









**Bates Wharf**  
**Chertsey KT16**

£439,500  
Leisure mooring

**KEY INFORMATION**

**Local authority:** Runnymede Borough Council

**Internal area:** 730 sq. ft. / 67.81 sq. m.

**No. of bedrooms:** 2

**Council tax band:** Exempt – Leisure mooring

**Mooring charge:** £19,110 approx. per annum

**Service charge:** £900 approx. per annum







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