



**Bates Wharf  
Chertsey KT16**

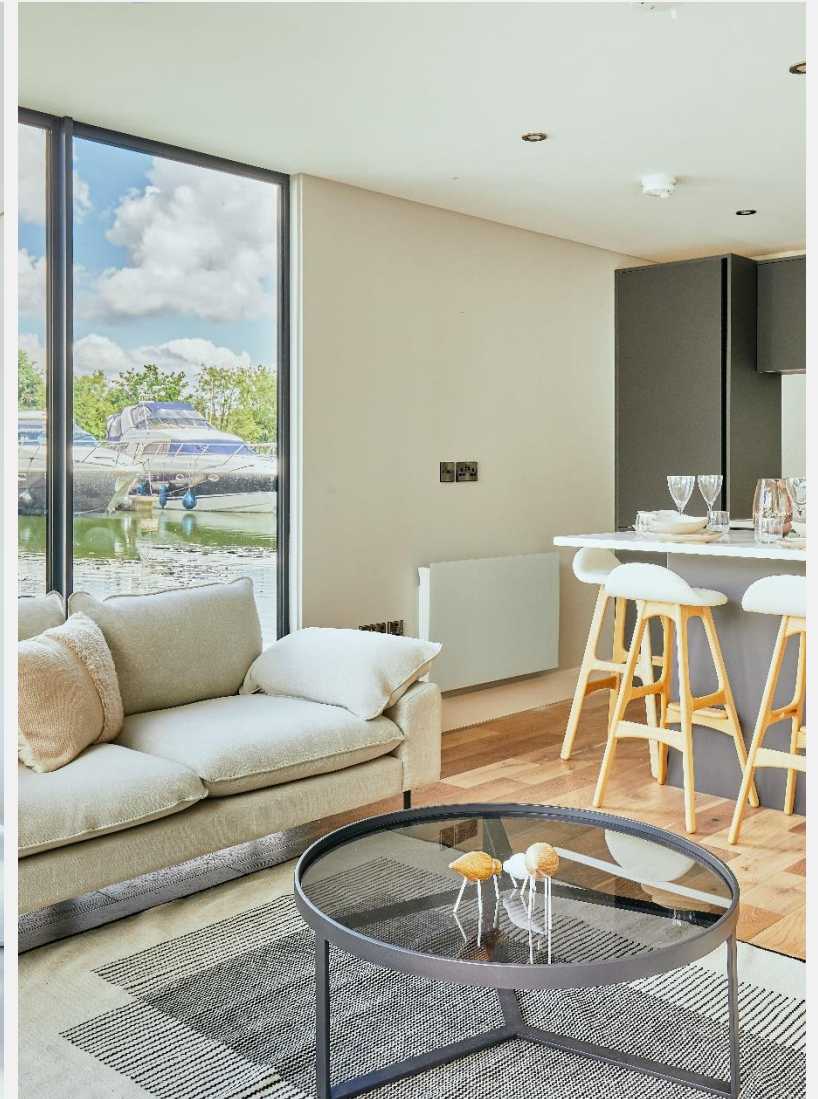
The R500 houseboat is the ultimate floating holiday lodge. With open-plan living/kitchen, 2 bedrooms, fully compliant bathroom and exterior perimeter balcony, this spacious houseboat will cater for most family holiday requirements.

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.

Fitted out to the highest specifications, from solid timber flooring and flush core internal doors, to PPC aluminium windows.

The R Series R500 features two expansive, interior-designed bedrooms complete with fitted wardrobes and all of life's everyday luxuries.





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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.

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**

**Charming marina amongst open meadow**





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£386,500  
Leisure mooring

**KEY INFORMATION**

**Local authority:** Runnymede Borough Council

**Internal area:** 473 sq. ft. / 43.96 sq. m.

**No. of bedrooms:** 2

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

**Mooring charge:** £15,190 approx. per annum

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

