



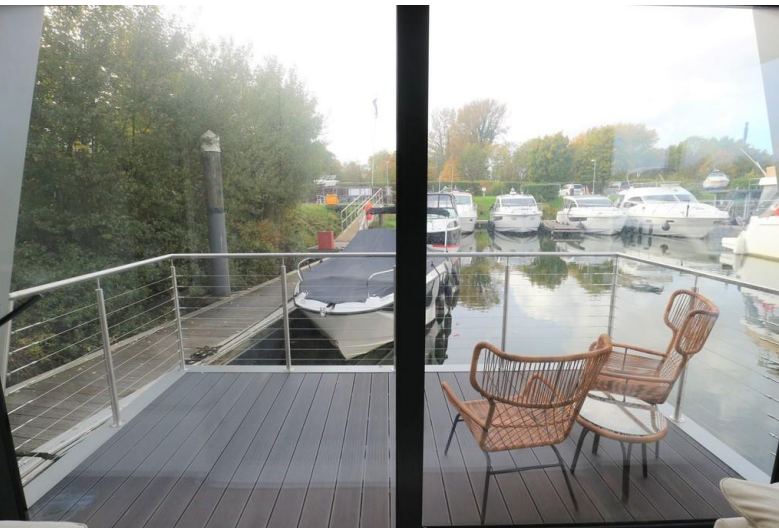
R Series 500, Bates Wharf Marine

Chertsey, KT16 8LG

- Contemporary 2 bedroom houseboat
- Beautiful peaceful riverside location
- Open plan kitchen/living area
- Shower room and 2 decks

From £316,000

H₂O
HOMES



Looking for a lifestyle on the water just over an hour by train to London? If so, take a look at this stunning contemporary houseboat that can be located in picturesque Bates Wharf marina. Bates Wharf is situated on the River Thames with the delightful nature reserve of Chertsey Meads on your doorstep with easy transport links to both the M25, M3 and Chertsey train station approximately 1.5 miles away. Superbly appointed, the houseboat delights with large floor to ceiling windows in the open plan kitchen/living area with a large sliding door to the deck. The main bedroom has access to another deck, there is a further double bedroom and spacious shower room.

HALL

Inviting and flooded with light with angular windows the hallway welcomes you onboard this contemporary craft with its warm solid engineered wood flooring and recessed ceiling lighting. Here there is a useful storage cupboard and wall mounted electric heater.



OPEN PLAN LIVING/KITCHEN AREA

This fabulous space is adorned with light with its large floor to ceiling windows and large sliding door to the sizeable deck. The quality kitchen is fully fitted with integrated appliances including Bosch fridge/freezer, Blomberg dishwasher and Bosch stainless steel oven. The sink and worktop are finished in a composite material and the kitchen island, with its composite worktop and breakfast bar, enjoys a state of the art Bora hob and undercounter wine cooler. The solid engineered wood floor provides durability and enhances the contemporary ambience along with recessed spot lighting and stainless steel fittings.



MAIN BEDROOM

The bedroom is a cosy space to relax and unwind but continues the contemporary theme with the gorgeous engineered wood floor complimented with recessed spot lights and stainless steel fittings. With a door leading to a further deck this truly is a perfect spot to take in the tranquility of the water.

BEDROOM TWO

The angular window in this double bedroom frames the peaceful waterside views beautifully and again enjoys solid engineered wood flooring, recessed ceiling lights and stainless steel fittings.

SHOWER ROOM

Accessed from both the hall and main bedroom the shower room is of good proportion with the suite comprising of the shower cubicle with glazed door, hand basin with mixer tap, low level WC and chrome/glass heated towel rack. Frosted glazed window, recessed ceiling lights and tiled floor.

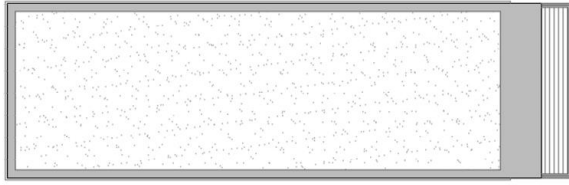


**Please note boat not in sales location.
(Model described and shown £357,500).**

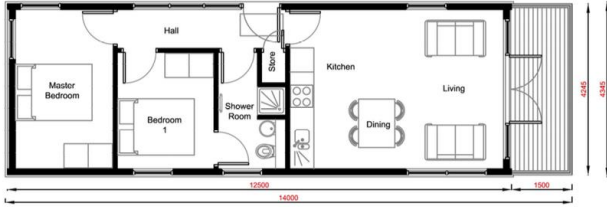
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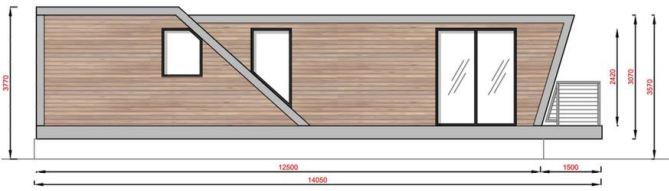




Roof Plan SCALE 1:100 @ A3



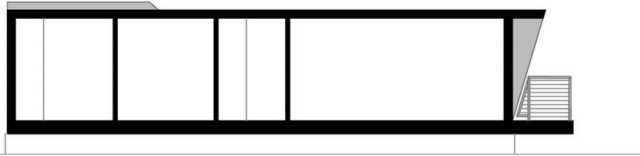
Floor Plan SCALE 1:100 @ A3



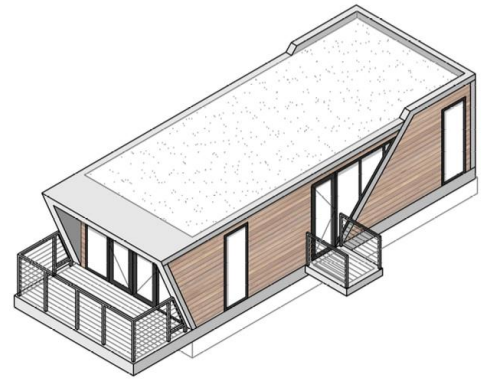
Water Side Elevation SCALE 1:100 @ A3



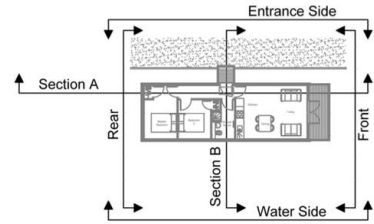
Bank Side / Main Entrance Elevation SCALE 1:100 @ A3



Section A SCALE 1:100 @ A3



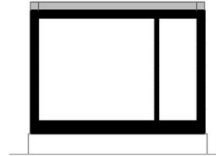
KEY



Front Elevation SCALE 1:100 @ A3



Rear Elevation SCALE 1:100 @ A3



Section B SCALE 1:100 @ A3

Specification: -
 L14.0m x W4.4m Overall
 L12.5m Module
 Single Storey with Front Balcony
 2 Bedroom & Shower Room

Area
 46sqm / 500sqft

FOR ILLUSTRATIVE PURPOSES ONLY

SUBJECT TO CHANGE DUE TO INDIVIDUAL REQUIREMENTS

BOAT INFORMATION

Floatation System :

Fully enclosed concrete pontoon

Constructed to Eurocode 2 BS EN

WARRANTY

12 month defects period

60 year design life on structure

50 year design life on pontoons

10 years design life on cladding

(Subject to reasonable maintenance).

OFFICE

34 Waterfront, Brighton Marina Village,
 Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448

brighton@h2ohomes.co.uk
 www.h2ohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements