



Taggs Island, Hampton

Description:

We are delighted to be marketing this beautiful 1 bedroom Houseboat with a walk in wardrobe and a luxury shower room, with an option to convert the walk in wardrobe into a second bedroom.

This houseboat has been recently refurbished throughout to a high specification to offer superb open plan living which takes full advantage of its truly magnificent location with breath taking views over the lagoon and towards the in-let from the river Thames. An external staircase leads to a large roof terrace providing the perfect place to entertain and appreciate the surroundings.

The private garden has been landscaped to incorporate a private parking area.

The land and mooring have the remainder of a 970 year lease and so mooring fees do not apply.

An early inspection is strongly recommended.







INFORMATION

TENURE:	Leasehold (970 years remaining)
COUNCIL TAX:	C
COUNCIL:	Richmond Borough Council
EPC:	Exempt
PRICE:	£635,000



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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