

## R Series 750, Bates Wharf Marina

Chertsey, KT16 8LG

- Magnificent 2 double bedroom houseboat
- Fantastic open plan kitchen/living room
- Shower room
- Decked balcony (roof terrace optional extra)

**From £420,000**

**H<sub>2</sub>O**  
**HOMES**





Redefine a lifestyle on the water with the magnificent 2 double bedroom R Series 750! This stunning houseboat is built to a high specification with all the creature comforts of a main home. Be blown away by the light infused rooms and superior finish of this fabulous houseboat with moorings available at Bates Wharf Marine. The marina itself is a picturesque setting and is superbly situated on the River Thames with the delightful nature reserve of Chertsey Meadows on your doorstep and has easy transport links to both the M25 and M3.

### ENTRANCE HALL

The inviting and spacious hallway is flooded with light from its striking angular windows. Here there is a large utility cupboard housing a washing machine and further storage cupboard.



### OPEN PLAN KITCHEN/LIVING/DINING ROOM

Floor to ceiling, picture windows and large sliding door to the decked balcony welcome you into this stunning space where there is an instant calming connection with the water. The kitchen is fully fitted with integrated appliances including eye-level oven, induction hob, extractor hood, fridge, freezer and dishwasher. Underslung composite sink with mixer tap and composite drainer. The living/dining area is just the spot for either relaxing or entertaining and leads straight onto the balcony.



## MAIN BEDROOM

With a dual aspect the delightful main suite is remarkably spacious with fitted double wardrobe.



## BEDROOM TWO

The angular windows in this double bedroom frames those peaceful water views beautifully and also benefits from a fitted double wardrobe.



## SHOWER ROOM

The contemporary shower room comprises of a large shower cubicle with thermostatically controlled shower. Wall hung hand basin with mixer tap and mirror with sensor integral light over. Wall hung WC with concealed cistern. To add to the finish, a chrome heated towel rack and ceramic tiled floor.



## INFORMATION

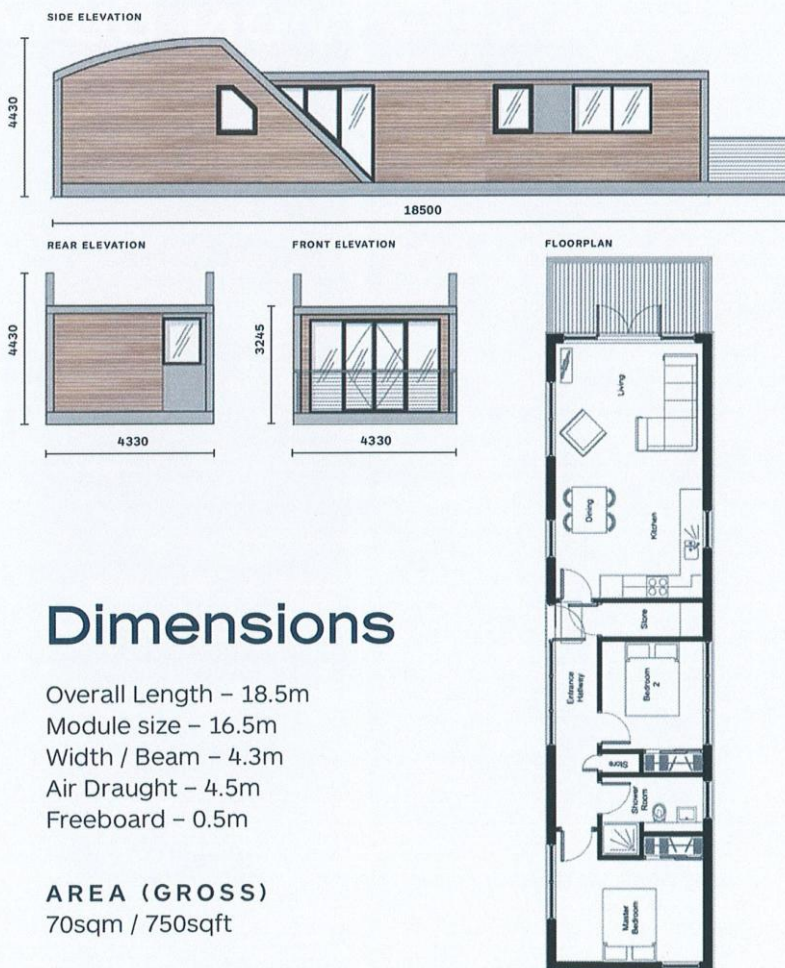
The houseboat benefits from efficient LED lighting and quality solid wood flooring in all the main rooms. The heating is provided by Dimplex wall mounted heaters and contemporary chrome furniture throughout.

**Please note that images are for illustrative purposes and fixtures and fittings subject to change to individual requirements.  
HOUSEBOAT NOT SHOWN IN SALES LOCATION.**





# 2



## Dimensions

Overall Length – 18.5m  
 Module size – 16.5m  
 Width / Beam – 4.3m  
 Air Draught – 4.5m  
 Freeboard – 0.5m

**AREA (GROSS)**  
 70sqm / 750sqft

**FOR ILLUSTRATIVE PURPOSES ONLY**

**SUBJECT TO CHANGE DUE TO INDIVIDUAL REQUIREMENTS**

## BOAT INFORMATION

Floation System :  
 Fully enclosed concrete pontoon  
 Constructed to Eurocode 2 BS EN

## MOORING FEE

£12,000 per annum.

## 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

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