

The background of the entire page is a soft, artistic watercolor wash. It features various shades of blue, from deep navy to light sky blue, and hints of purple and pink. The washes are applied in a way that creates a sense of movement and depth, with some areas being more saturated than others. The overall effect is elegant and sophisticated.

# PORTMAN HOUSE

CHERTSEY • SURREY







The background of the entire page is an abstract watercolor painting. It features soft, blended washes of light blue and white, with more saturated, darker blue areas that create a sense of depth and movement. The colors are distributed across the page, with some areas appearing more dense and others more ethereal.

## PORTMAN HOUSE

A luxury gated development of  
29 studio, 1 & 2 bedroom apartments  
in the heart of Chertsey

# A SENSE OF LUXURY

Close to local amenities and green spaces, Portman House provides the best in contemporary design and high standard finishes with carefully planned living spaces.

Stylish German kitchens with Siemens appliances and quartz worktops, complemented by well designed modern bathrooms with chrome fittings. All working together to provide a home to fall in love with, within a vibrant community.



*Computer generated image is indicative only.*







# THE PLACE FOR LIFESTYLE & LIVING







Portman House is located in the centre of Chertsey – an attractive historical town on the banks of the River Thames and River Bourne.

This market town offers a wealth of amenities including Pizza Express, Travelodge, Halifax/ Natwest banks, Aldi, Sainsbury's, The River Bourne Leisure Centre and The Crown Hotel, along with a number of high street coffee shops.

Within a few minutes of your apartment you're moments away from enjoying peaceful riverside walks, parks and wide open spaces.

Portman House is also close to Chertsey train station providing links into London and Reading. There are also excellent motorway links nearby and for those travelling further afield, Heathrow Airport can be reached in just 15 minutes.





ETON

WINDSOR

OLD WINDSOR

M25

HEATHROW  
AIRPORT

HOUNSLOW

ROYAL BOTANIC  
GARDEN KEW

RICHMOND

RICHMOND  
PARK

WINDSOR  
GREAT PARK

EGHAM

M25

THORPE PARK

PORTMAN  
HOUSE

VIRGINIA  
WATER

WENTWORTH  
SPA

CHOBHAM  
COMMON

M3

CHOBHAM

WOKING

SHEERWATER

CHERTSEY

CHERTSEY  
MEADS

10 MINS

WALTON-ON-THAMES

15 MINS

20 MINS

HAMPTON

BUSHEY  
PARK

KINGSTON  
UPON THAMES

HAMPTON  
COURT

WEYBRIDGE

WEYBRIDGE  
STATION

BROOKLANDS  
MUSEUM

BYFLEET

HERSHAM

ESHER

CHESSINGTON

CHESSINGTON  
WORLD OF  
ADVENTURES

OXSHOTT

EPSOM



# ON YOUR DOORSTEP



## Amenities

- 01 Sainsbury's
- 02 Aldi
- 03 Tesco Express
- 04 Carlo Delicatessen
- 05 Natwest
- 06 Barclays
- 07 Halifax

## Eating & Drinking

- 06 Pizza Express
- 07 Caspari Bar & Restaurant
- 08 Costa
- 09 Tia Maria Café
- 10 Crown Hotel
- 11 Ohanas Café Bistro

## Sports & Leisure

- 12 River Bourne Health Club
- 13 Chertsey Cricket Club
- 14 Chertsey Thames Valley Hockey Club

## Parks

- 15 Gogmore Farm Park
- 16 Abbey Fields
- 17 Free Prae Road Park

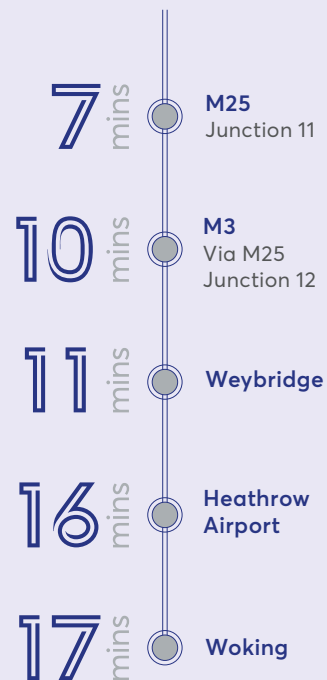
## Culture

- 18 Chertsey Museum
- 19 Chertsey Abbey
- 20 Chertsey Library

# ON THE MOVE

## BY ROAD

Chertsey



## BY RAIL

Chertsey



## BY FOOT

Portman House





The background is a solid dark blue color. It is decorated with several white, watercolor-like splashes and stains. A large, irregular splash is on the left side, extending from the top towards the bottom. Another splash is in the top right corner. A third, more elongated splash is in the bottom right corner. The text 'FLOOR PLANS' is centered in the middle of the image.

# FLOOR PLANS

# SITE PLAN





# CAR PARK



# FLOOR PLANS GROUND FLOOR



All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.

# FLOOR PLANS

## FIRST FLOOR

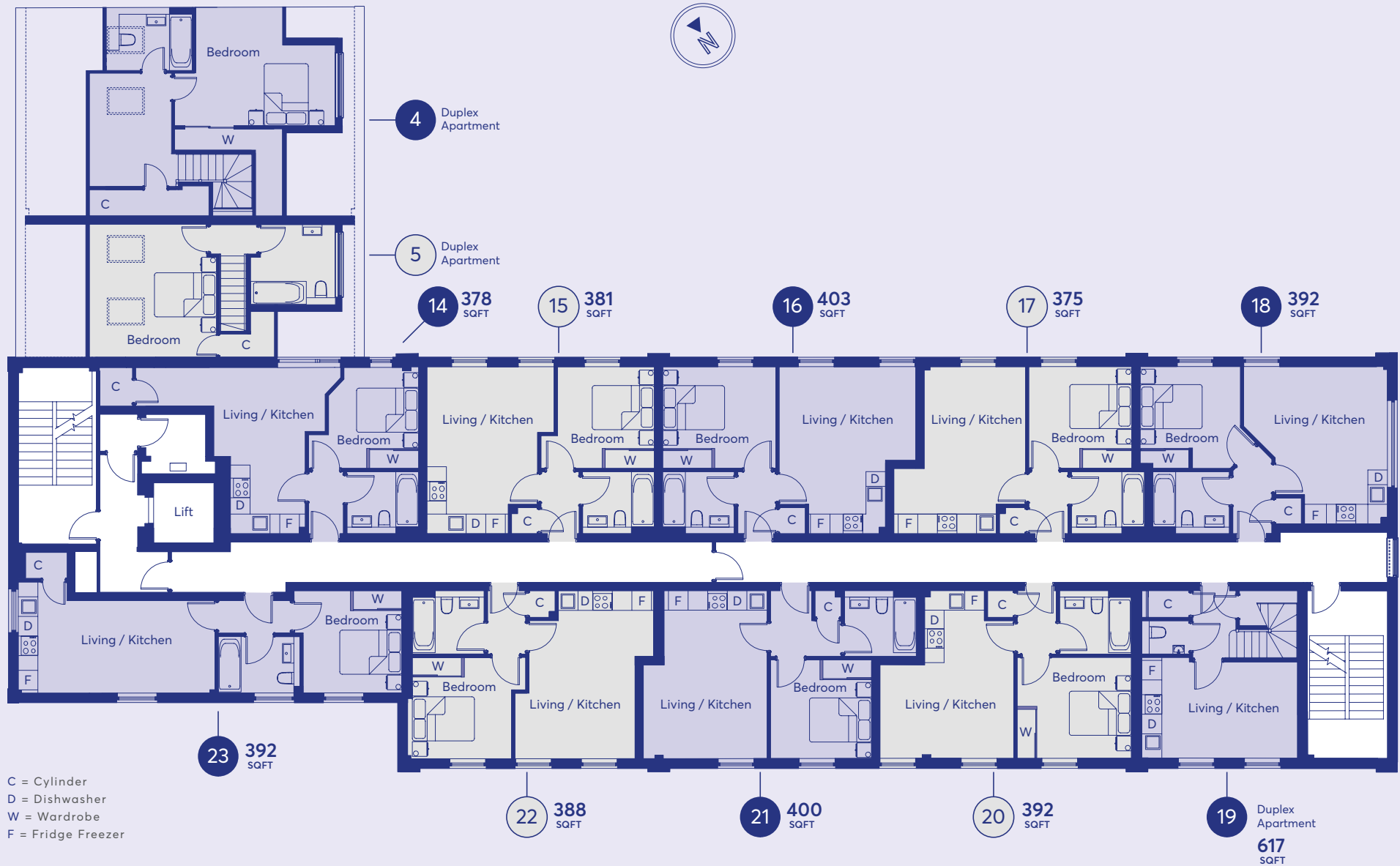


All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.  
 Flat 4 including areas under 1.5m = 886 sq ft. Flat 5 including areas under 1.5m = 803 sq ft



# FLOOR PLANS

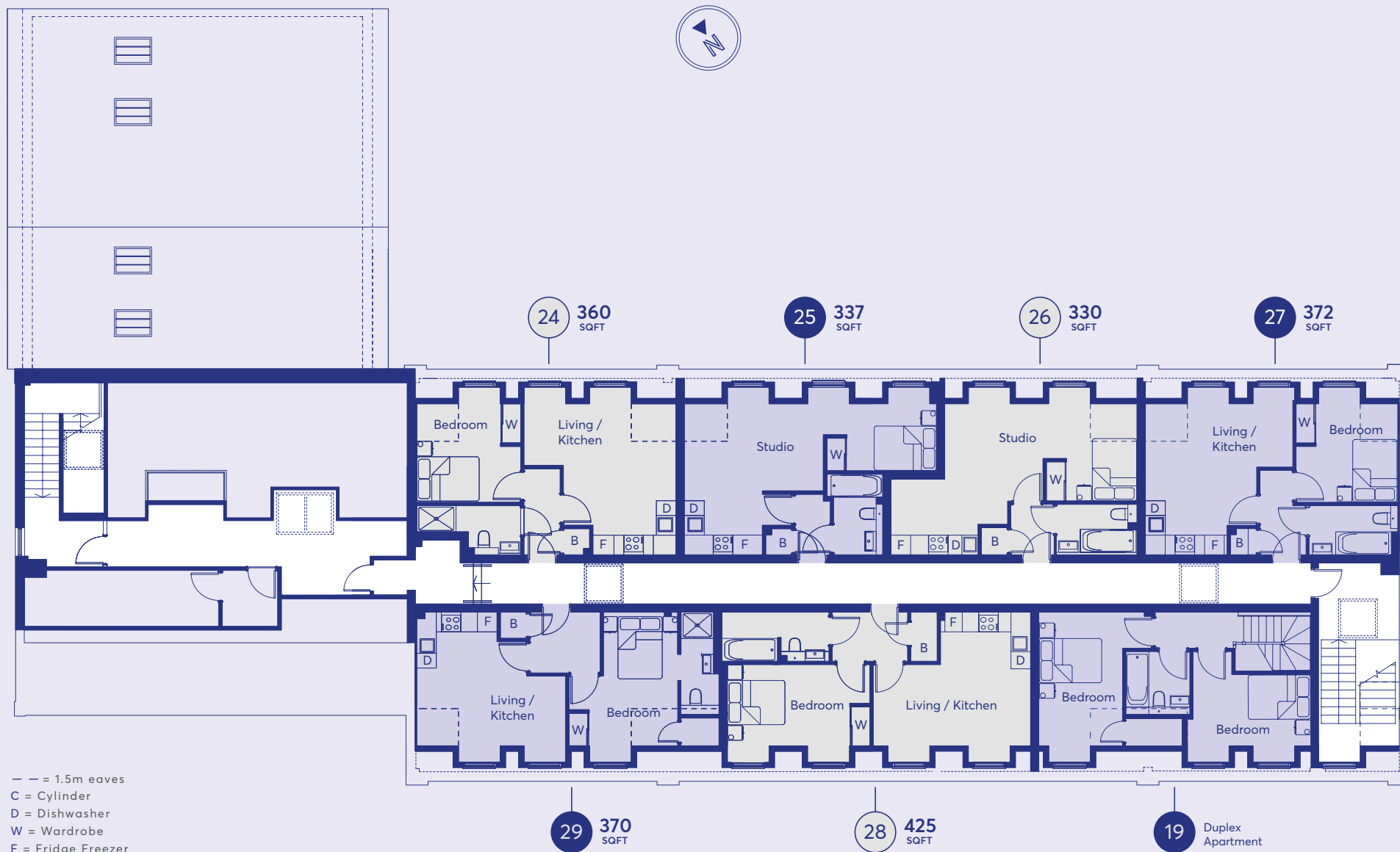
## SECOND FLOOR



All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.  
 Flat 19 including areas under 1.5m = 650 sq ft

# FLOOR PLANS

## THIRD FLOOR



All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.  
 Flat 24 including areas under 1.5m = 396 sq ft. Flat 25 including areas under 1.5m = 352 sq ft. Flat 26 including areas under 1.5m = 340 sq ft. Flat 27 including areas under 1.5m = 400 sq ft. Flat 29 including areas under 1.5m = 420 sq ft



# SPECIFICATIONS

## General Specification

- Parador Skyline Pearl-Grey laminate flooring throughout the living and hallway
- Carpet in the bedroom
- Herringbone style laminate to ground floor communal areas
- White finish to switches and sockets (chrome socket over the kitchen counter)
- Chrome door furniture
- LED low energy spot lights
- Digitally controlled electric heating in bedrooms and living rooms (Flats 1 -23)
- 10 year warranty provided by ICW
- Living rooms Sky Q compatible
- Fibre optic broadband
- Video entry to each apartment
- Lift access from ground to second floors
- Flats 1-23 have fully electric cylinders
- Flats 24-29 have gas central heating
- 150 year lease

## Kitchen

- Leicht premium designer German Kitchen
- Integrated Siemens appliances (fridge / oven / induction hob / dishwasher)
- 20mm marble look quartz worktop – (Artscut Bianco Misterio) + 10mm upstands
- Blanco Envoy Eco Flow single lever monobloc mixer tap
- Blanco Supra 450 undermount stainless steel sink
- LED strip lighting under wall units
- Option to purchase fitted splash back mirror

## Living Room

- Parador Skyline Pearl-Grey laminate flooring 9x243x2200mm
- TV / telephone / fibre optic broadband / satellite point (wired for Sky Q)

## Bedroom

- Fitted wardrobes (for two bed apartments one room will have a fitted wardrobe)
- Light grey carpet
- TV point

## Bathrooms

- 600x600mm Naos Blanco Matt Porcelain tiles (marble look) for the floor & wall
- HIB Wall hung vanity unit in light grey with soft close doors. Flat 5 upper level to have a floor standing unit
- Single lever chrome tap
- Shaver socket
- Chrome ladder style electric towel rail
- Chrome push button thermostatic bath / shower control

## Shower Rooms

- 600x600mm Naos Blanco Matt Porcelain tiles (Marble look) for the floor & wall
- HIB floor standing vanity unit in light grey with soft close doors
- Single lever chrome tap
- Shaver socket
- Chrome ladder style electric towel rail
- Chrome push button thermostatic shower control
- Mirror above the vanity unit
- Stone shower tray (size will vary)

## Security

- Video intercom entry
- Key fob access into the communal areas
- Secure front doors with spy hole
- Double glazed windows
- Gated development

## Parking

- Each flat will have 1 dedicated parking space within the gated car park
- Further car parking spaces available for purchase (subject to availability)
- Secure bike parking

## Lobby Area

- Video entry system to gain access
- Individual lockable letter boxes
- Luxury lighting
- Hard wearing Herringbone style laminate flooring



Computer generated images are indicative only.

# HELP TO BUY INITIATIVE

Help to Buy is the Government initiative which helps first time buyers get a brand new home or those who are buying a property who do not own any other properties.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

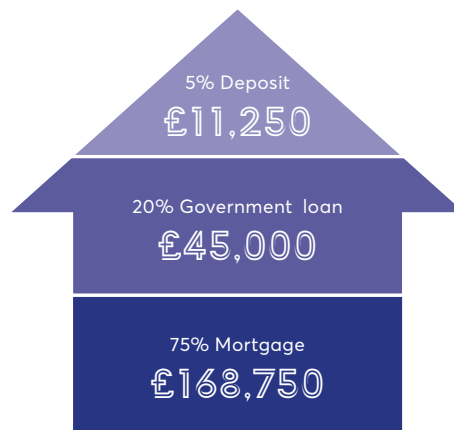
The Help to Buy Equity Loan is interest-free for 5 year and can be repaid at any time or on the sale of your home.

For full Help to Buy details and conditions please visit:

[www.helpstobuy.gov.uk](http://www.helpstobuy.gov.uk)

## An example using Help to Buy:

1 bedroom flat purchase price £225,000 with no stamp duty on any apartment under £500,000 until 31 March 2021\*.



Backed by  
HM Government

\*After 31 March 2021 it will return to; no stamp duty on properties under £300,000

# DEVELOPMENTS BY ALDS

Well built | Contemporary design | Luxury living at affordable prices





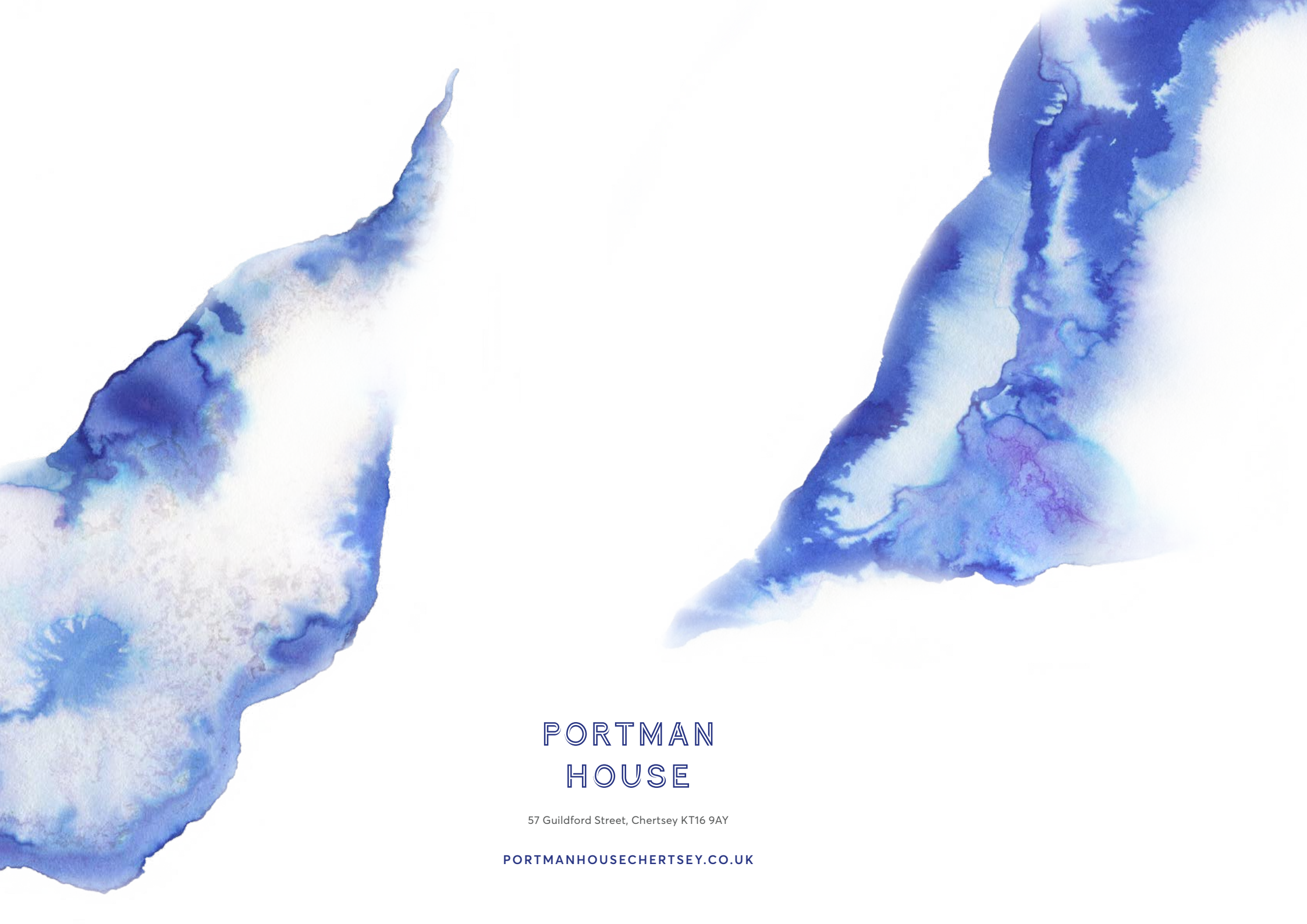
FOR ALL  
SALES ENQUIRIES:



01932 562 321

[hodders.net](http://hodders.net)

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# PORTMAN HOUSE

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