



Coleman Court, Portland Crescent  
Marlow, Buckinghamshire, SL7



# A two bedroom shared ownership apartment in central Marlow.

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Minimum Share of 25% Equity | Reception Hall | Open Plan Kitchen/Living/Dining Room | Two Bedrooms | Family Bathroom | Permit Parking

**Asking Price £356,250 Leasehold**

## Description

Coleman Court forms part of Portland Gardens; a brand new development, located in Marlow, with a selection of 2 bedroom apartments available through shared ownership. Prices are from £115,000 for a 25% share, but up to 75% can be purchased initially.

Key Features:

- White bathroom suite and thermostatic shower
- Carpet throughout living areas
- Vinyl flooring in kitchen and bathroom
- Gas central heating
- Fully fitted kitchen with Quartz stone worktops
- Integrated oven and hob
- Integrated washer drier and fridge freezer
- Integrated Dishwasher

Please note there is certain criteria you need to meet in order to be eligible to purchase a property on a shared ownership basis.

Who's eligible for shared ownership?

Your eligibility for shared ownership will be assessed by your local Help to Buy Agent and Paradigm. In some circumstances non-first time buyers will be considered if you are unable to purchase a home that suits your needs without assistance.

Your annual household income must be £80,000 or less. This increases to £90,000 if you are buying in London. There may be additional criteria you will need to meet.

## Outside

One permit per property which can be used on a first come first served basis in the bays allocated to the block.

## Location

Situated in the heart of the town allowing access to shops, restaurants, the railway station and all local amenities. The well regarded Sir William Borlase Grammar School is within walking distance as are the delightful river walks and Higginson and Riley Parks. The train station at Marlow links via Maidenhead to London Paddington, the nearby A404 connects to both the M40 and M4 motorway networks. Heathrow airport is around 23 miles away from the property.

## Additional Information

Leasehold Information:

We have been advised that the leasehold term is 125 years.

The ground rent is £150 per annum.

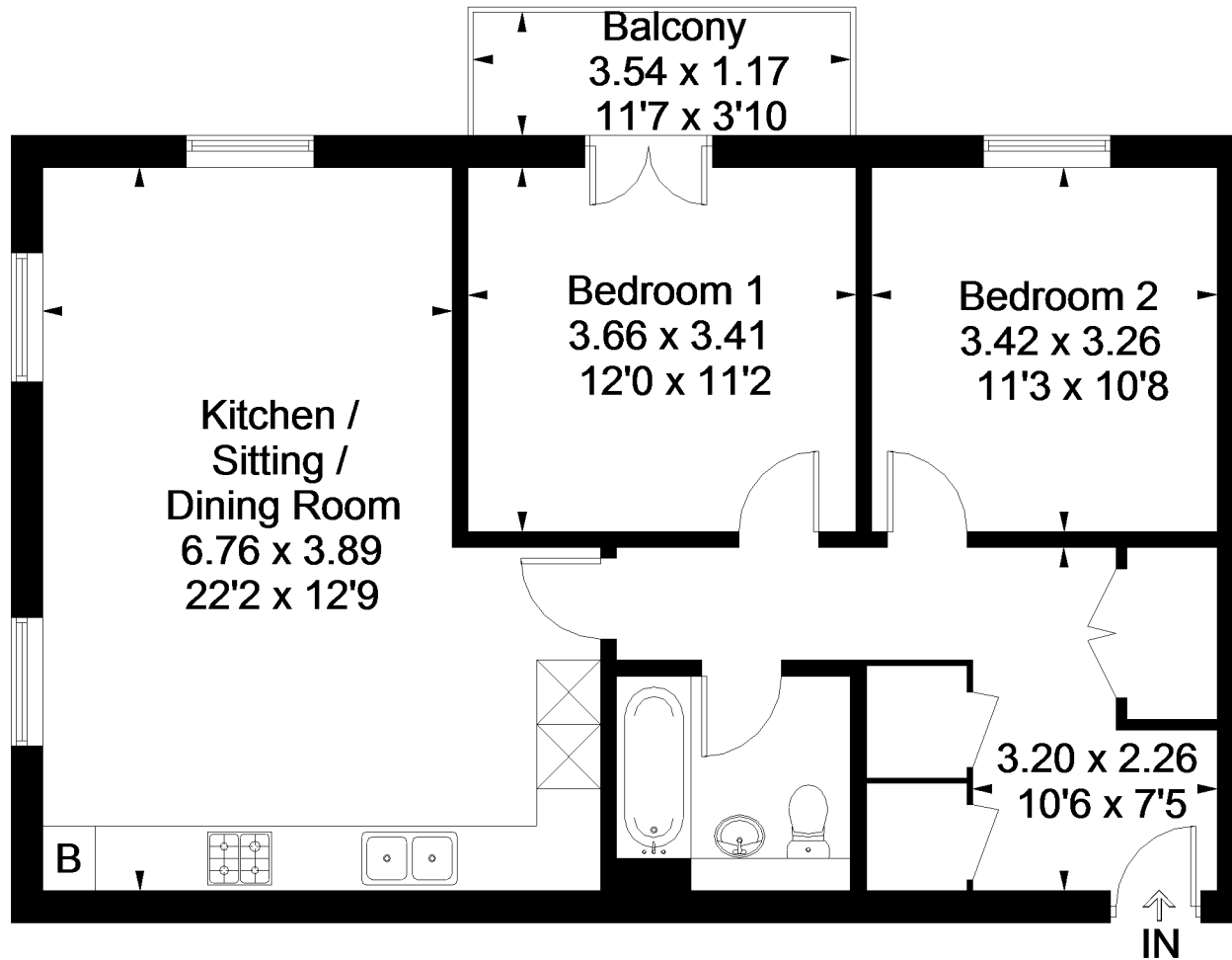
The estimated service charge is £78.61 per month.

PLEASE NOTE: Some of the images used are of a previous show flat.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate IPMS2 Floor Area  
74.6 sq m / 803 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226709

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

