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PROPERTY SPECIALISTS







## Bluebird House High Street

Epsom, KT17 1SJ

Price Guide £395,000

Flat 9 Bluebird House is an absolutely MASSIVE one bedroom penthouse apartment, located on a private development of 14 individual homes, right in the heart of Ewell Village. At almost 750 sq ft, this generously proportioned apartment features a bright & airy living space with ample space for a large living room, dining area, home office and a luxuriously appointed fully integrated kitchen. In addition, there is a beautifully styled bathroom suite and a stunning double bedroom with French doors opening onto a sizable terrace with rooftop views over Ewell Village and the surround area. Overall, a real "wow factor" apartment!

Bluebird House is a contemporary development of just fourteen elegant new homes - each offering a rare combination of style and individuality, located right in the heart of Ewell Village in North Surrey. Affording a full range of properties - including several spacious one bedroom units, some truly stunning two bedroom apartments (some with private outside space or a roof terrace), a beautiful two bedroom Mews House and a pair of unique three bedroom town houses - this modern, suburban complex will appeal to a wide spectrum of buyers. All of the units will come "fully loaded" with integrated kitchens featuring Quartz work tops, induction hobs and cookers, fridge freezers and dishwashers, and luxurious bathroom suites. Other features include gas central heating to radiators, double glazing, secure electronically controlled security gates and a 10 year building warranty.

Ewell is a leafy North Surrey village, located 12 miles south of Central London, just 2 miles north east of Epsom town centre and 3 miles from the famous Epsom Race Course. Positioned immediately outside the boundary of Greater London, the village has two British Rail stations - giving access to London Bridge and London Victoria within about 40 minutes. Junction 8 of the M25 is about 15 minutes drive away - with both Gatwick and Heathrow approximately 15 miles distant.



- At 750 sq ft, one of the most impressive one bedroom apartments that you're ever likely to see!
- Featuring an enormous open plan living space with ample room for a sitting area, dining room, home office and, of course, featuring a luxurious fully integrated kitchen
- Stunning double bedroom with French doors out onto a sizable terrace with rooftop views over Ewell Village and the surrounding area
- Stylish, fully equipped family bathroom, "tilt & turn" double glazed windows, centralised central heating and hot water supplies
- Long lease with a Share of the Freehold; Service charges are expected to be around £1,000 pa
- Gated, secure development with security entryphone systems, 10 year building guarantee
- Located only yards from the central Ewell Village and Ewell Castle School and 2 miles from Epsom town centre
- Two local British Rail stations affording access to London Bridge and London Victoria within roughly 40 minutes
- Viewing Highly Recommended - so book your appointment today.

