



Ryebrook Studios, Epsom, KT18 7HD





£450,000

Leasehold

**\*\*20% Reserved\*\***

Newly Converted Development

Available on the Help to Buy Scheme

Duplex & First Floor Units Available

Two Double Bedrooms

Two Bathrooms (except Plot 6)

High Spec Bathrooms

Contemporary Kitchens with Quartz Worktops

Bosch Appliances

Engineered Wood Flooring

**\*\* SHOWHOME NOW OPEN BY APPOINTMENT \*\***

Ryebrook Studios is a sympathetic conversion of a former commercial building which retains much of the original industrial feel and charm of the building. The developer has gone to great lengths to provide a specification that enhances the living experience for owners yet is an obvious 'doff of the hat' to the buildings history. Exposed brick work and bespoke double glazing (to the duplex apartments) fit perfectly and compliment further the handle free contemporary kitchens, quartz worktops and fully tiled bathrooms and ensuites.

Standard finishes further include Bosch appliances, engineered wood flooring, stainless steel door furniture on hardwood veneered doors, carpets to bedrooms, stainless steel points and switches, allocated parking and of course, for peace of mind a ten year 'Checkmate' guarantee.



The Personal Agent are delighted to present to the market this attractive duplex unit. Benefitting from two double bedrooms, spacious lounge/diner, high specification kitchen and beautifully finished bathroom and en suite.

The property comes with one allocated parking space and there is additional on street parking available nearby.

Epsom is a hugely popular Surrey market town, located within the M25 and with superb communication links to London, Gatwick & Heathrow Airports and the coast. Located under around half a mile from Epsom High Street this unique apartments are sure to appeal to a wide range of buyers.

Leasehold: 125 years

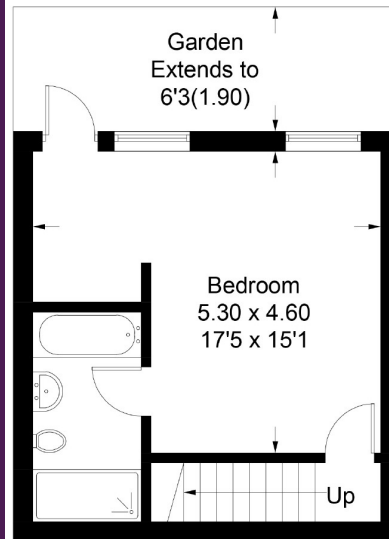




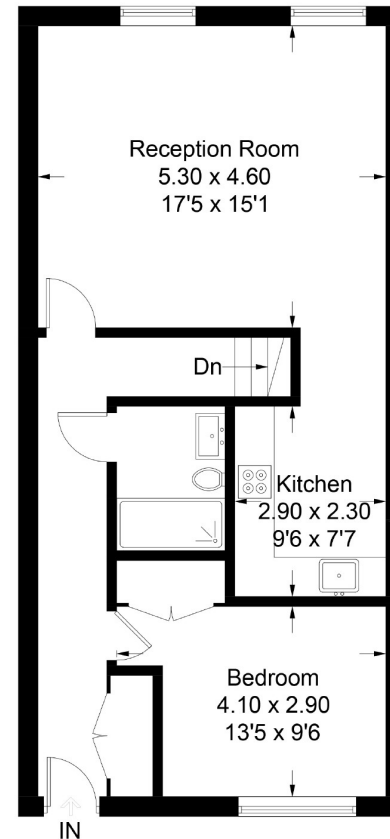


## Ryebrook Studios

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



**Lower Ground Floor**



**Upper Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID394100)

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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