

A DEVELOPMENT BY



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SELLING AGENTS



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**RYEBROOK
STUDIOS**



EXCLUSIVE DEVELOPMENT

COMPRISING OF TWO 2 BEDROOM APARTMENTS,
FIVE 2 BEDROOM DUPLEX APARTMENTS AND TWO 1 BEDROOM APARTMENTS

WOODCOTE SIDE, EPSOM, KT18 7HD



RYEBROOK STUDIOS

The CGI (computer generated image) on the front of the property does not show the extent of phase II. This building will be located in front of part of the property. However the entire building can be seen in the CGI. Please refer to the relevant plans indicating both Phases I and II. The elevation fronting the road does not show the brick wall to the front of the property on the CGI. This is so the windows on both lower and ground floors may be seen in the CGI. The internal CGI's of kitchens, reception room and bathroom are for indicative purposes only and may not represent a true likeness of the built form. Purchasers must rely on an inspection of the property.



THE BEST OF BOTH WORLDS

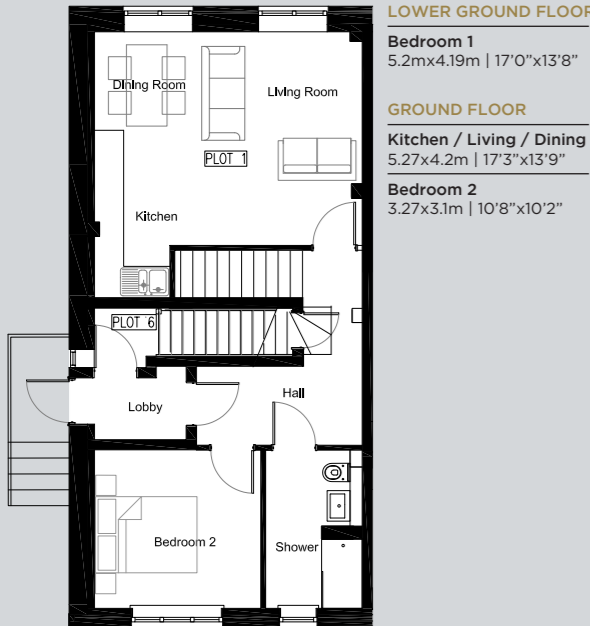
RYEBROOK STUDIOS IS A SYMPATHETIC CONVERSION OF A FORMER COMMERCIAL BUILDING RETAINING SOME OF THE ORIGINAL INDUSTRIAL FEATURES AND FEEL, THE APARTMENTS WILL BE UNIQUE WITH THEIR OWN CHARACTER AND CHARM.

With a range of one and two bedrooms on offer and the option of a duplex or standard 'on one floor' layout there should be something for all tastes. Specification will be high and the location truly is a 'best of both worlds' one, being a walk in to Epsom town centre, yet literally backing Epsom Common. Epsom's famous RAC club is also less than a mile away.



RYEBROOK
STUDIOS

DUPLEX APARTMENTS

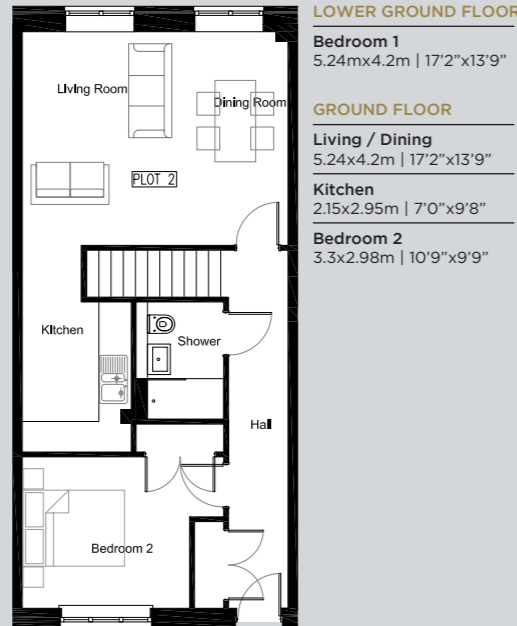


LOWER GROUND FLOOR
Bedroom 1
 5.2m x 4.19m | 17'0" x 13'8"

GROUND FLOOR
Kitchen / Living / Dining
 5.27 x 4.2m | 17'3" x 13'9"

Bedroom 2
 3.27 x 3.1m | 10'8" x 10'2"

FLAT 1 - DUPLEX
2 BEDROOMS
 Total: 78.5m² | 845ft²



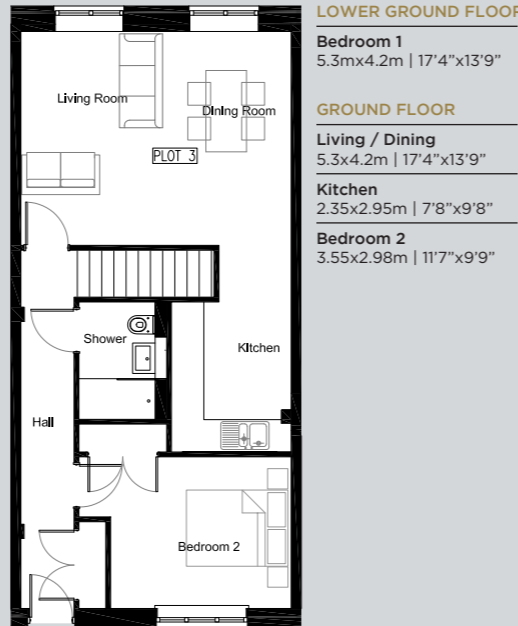
LOWER GROUND FLOOR
Bedroom 1
 5.24m x 4.2m | 17'2" x 13'9"

GROUND FLOOR
Living / Dining
 5.24 x 4.2m | 17'2" x 13'9"

Kitchen
 2.15 x 2.95m | 7'0" x 9'8"

Bedroom 2
 3.3 x 2.98m | 10'9" x 9'9"

FLAT 2 - DUPLEX
2 BEDROOMS
 Total: 87m² | 936ft²



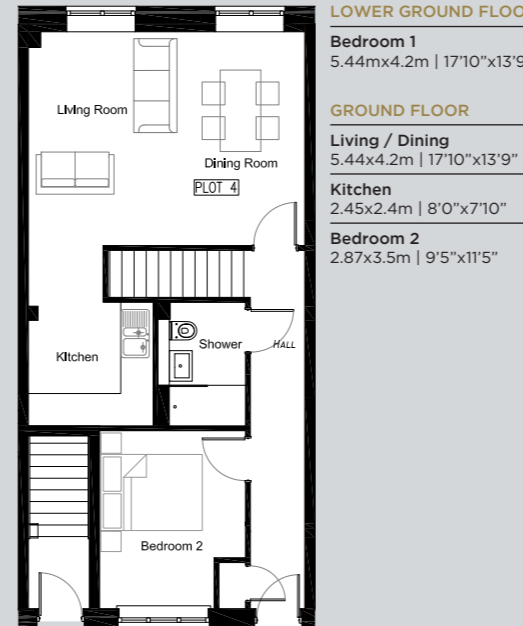
LOWER GROUND FLOOR
Bedroom 1
 5.3m x 4.2m | 17'4" x 13'9"

GROUND FLOOR
Living / Dining
 5.3 x 4.2m | 17'4" x 13'9"

Kitchen
 2.35 x 2.95m | 7'8" x 9'8"

Bedroom 2
 3.55 x 2.98m | 11'7" x 9'9"

FLAT 3 - DUPLEX
2 BEDROOMS
 Total: 88.4m² | 947ft²



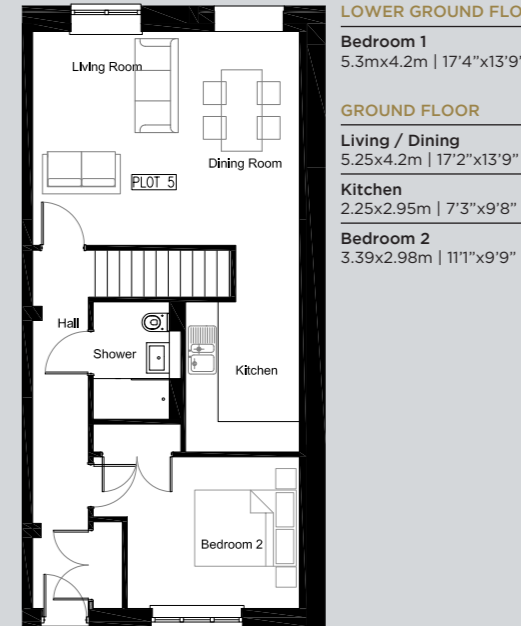
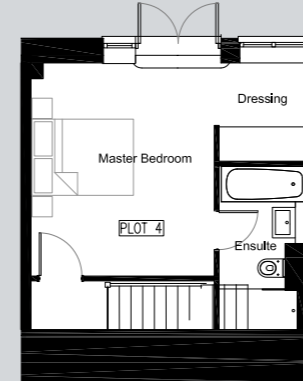
LOWER GROUND FLOOR
Bedroom 1
 5.44m x 4.2m | 17'10" x 13'9"

GROUND FLOOR
Living / Dining
 5.44 x 4.2m | 17'10" x 13'9"

Kitchen
 2.45 x 2.4m | 8'0" x 7'10"

Bedroom 2
 2.87 x 3.5m | 9'5" x 11'5"

FLAT 4 DUPLEX
2 BEDROOMS
 Total: 83.5m² | 918ft²



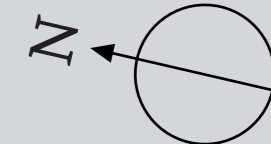
LOWER GROUND FLOOR
Bedroom 1
 5.3m x 4.2m | 17'4" x 13'9"

GROUND FLOOR
Living / Dining
 5.25 x 4.2m | 17'2" x 13'9"

Kitchen
 2.25 x 2.95m | 7'3" x 9'8"

Bedroom 2
 3.39 x 2.98m | 11'1" x 9'9"

FLAT 5 DUPLEX
2 BEDROOMS
 Total: 87.5m² | 941ft²

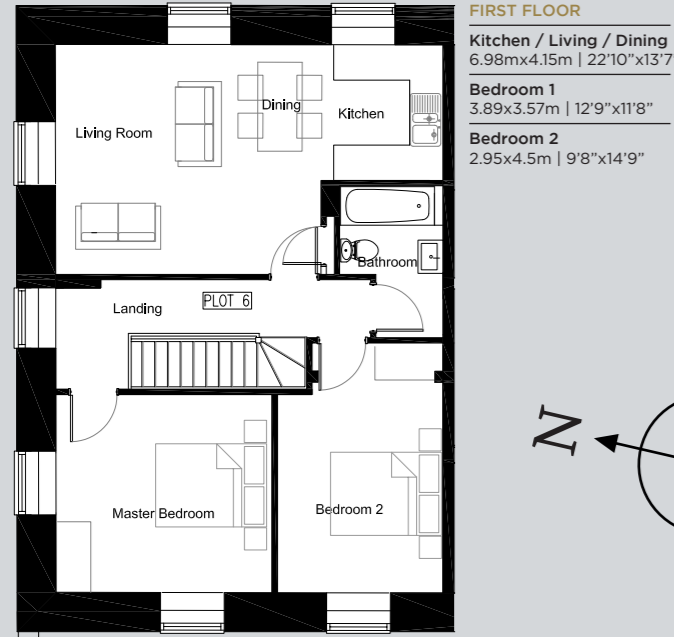


RYEBROOK
 STUDIOS

Overall areas, specifications and layouts may vary and are indicative only. Please check with your Sales Consultant at time of purchase.

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FIRST FLOOR APARTMENTS



FLAT 6 - FIRST FLOOR

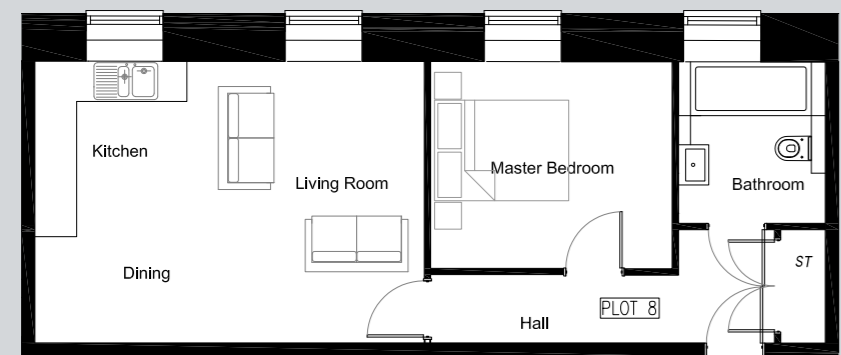
2 BEDROOMS

Total: 73m² | 741ft²

FLAT 8 - FIRST FLOOR

1 BEDROOM

Total: 49m² | 530ft²



FIRST FLOOR
 Kitchen / Living / Dining
 6.98m x 4.15m | 22'10" x 13'7"
 Bedroom 1
 3.89 x 3.57m | 12'9" x 11'8"
 Bedroom 2
 2.95 x 4.5m | 9'8" x 14'9"

FLAT 7 - FIRST FLOOR

1 BEDROOM

Total: 49m² | 525ft²

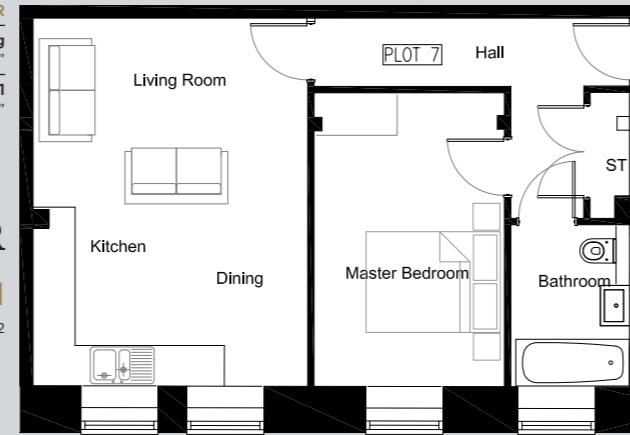
FLAT 9 FIRST FLOOR

2 BEDROOMS

Total: 72m² | 791ft²

FIRST FLOOR
 Kitchen / Living / Dining
 6.81m x 4.31m | 22'4" x 14'1"
 Bedroom 1
 4.78 x 4.1m | 11'3" x 13'5"

FIRST FLOOR
 Kitchen / Living / Dining
 5.8m x 4.2m | 19'0" x 13'9"
 Bedroom 1
 3.6 x 3.07m | 11'9" x 10'0"



SPECIFICATION

KITCHENS

- Sleek designed handle free contemporary style kitchens
- Kitchen lighting to underside of units
- Quartz Worktops
- Fully integrated fridge/freezer or fridge with ice box where applicable
- Full integrated washing machine/dryer
- Bosch appliances

BATHROOMS

- Walk in shower enclosure with glass panel*
- Bath
- Contemporary floor to ceiling tiled
- Heated towel rail (dual energy)

HEATING / HOT WATER

- Individual gas fired boilers

SECURITY & PEACE OF MIND

- Access to apartments via electronic audio door entry system*
- Mains supply smoke/heat detectors (with battery back-up) to apartments
- 10 year 'Checkmate' structural warranty
- PV panels to be fitted to the roof line of the building
- On site parking one space per apartment

INTERIOR FINISHES

- Solid core flush door with hardwood veneered internal doors
- Engineered wood flooring in hallways and bedrooms
- Stainless steel lever door furniture throughout
- Quality carpets to bedrooms

OUTDOOR SPACE

- Each duplex apartment comes with its own outside space

*Selected flats only.

