

THE GRANARY FLAT  
2 THE GRANARY  
Area: 64.18 M<sup>2</sup> / 690 SQ.Ft  
First Floor: 1 Bed, 1 Bath



SILVERMAN  
BLACK  
PROPERTY SPECIALISTS





## The Granary Flat 24 High Street

Ewell, KT17 1SJ

£375,000

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.

The Granary Flat is a large and characterful one bedroom, triple aspect apartment affording almost 700 sq ft of luxury accommodation. Enjoying use of a private front door, a staircase rises to the first floor and accommodation comprising a bright and spacious open plan living room with a luxury kitchen suite and a Juliet balcony, an enclosed utility room, a generous double bedroom and a quality bathroom with white suite. Viewing of this stunning, one bedroom flat is highly recommended - so call today to book an appointment!



- A large and beautifully equipped one bedroom maisonette located in a private gated development in the heart of Ewell Village
- At 690 sq ft/64.2 sq m - this is not that much smaller than many new-build two beds!
- Featuring a large, triple aspect living room with a beautiful, fully integrated kitchen and a Juliet Balcony, a really generous double bedroom, private entrance & lobby, new bathroom and utility/laundry room
- Security gates & CCTV; gas/radiator heating. double glazing.
- Located only yards from the central Ewell Village and Ewell Castle School and 2 miles from Epsom town centre
- Share of Freehold with a new 125 year lease
- Located within a contemporary complex with each property offering a rare combination of both style and individuality
- Two local British Rail stations affording access to London Bridge and London Victoria within roughly 40 minutes
- Viewing highly recommended

