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## Flat 5 Bluebird House 24 High Street

Epsom, KT17 1SJ

Price Guide £425,000

Flat 5 Bluebird House is a generously proportioned two bedroom/two bathroom first floor apartment, located in a select private "new homes" development right in the heart of Ewell Village - only yards from Bourne Hall and the local shopping facilities. Accessed off the main stairwell of the "core building", the property features a large, bright living area with excellent views to the rear of the development, a recessed and luxuriously appointed integrated kitchen facility with Quartz work tops, a master bedroom suite incorporating a stunning en-suite shower room and a walk-in wardrobe, a further double bedroom and family bathroom. Brand newly refurbished to the highest standards, with Karndean flooring in the living areas, "sash" double glazed windows, quality carpeting in the bedrooms and fully tiled bathrooms - this is regarded as one of the best flats on this site! An onsite parking space is currently available at an extra cost.

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.

Available for occupation in 6 - 8 weeks.



- Flat 5 Bluebird House is a spacious & luxuriously appointed two bedroom/two bathroom first floor apartment located right in the heart of Ewell Village
- Accommodation comprises a large living space, a demarked and fully integrated kitchen facility, a master bedroom with en-suite shower room and walk-in wardrobe, a further double bedroom and family bathroom
- Beautiful kitchen facility with Quartz countertops, butler style sink, integrated AEG appliances and dishwasher
- Gas fired central heating, "sash" double glazed windows , Karndean flooring in the living areas, quality carpets in the bedrooms
- Fully tiled individual bathroom suites, Nest heating controls, security access to the site and the main front door
- The flat will have one equal share in the Freehold of the site and a new lease, the residents will agree annual service charges - but we expect these to be around £1,500 pa
- Some on site parking is available at additional cost
- Share of Freehold; EPC - not yet assessed; Council Tax - not yet assessed by Kingston Council
- Located right in the heart of Ewell Village, only yards from Bourne Hall and the local shops, bars & restaurants
- Easy access to several excellent schools and both East Ewell & West Ewell BR stations (both roughly 10 - 12 minutes walk away)

