

# TWO BEDROOM, DUPLEX APARTMENT

**Newgate, Plot M07. Audley Headley Court,  
Headley, Epsom, Surrey KT18 6JW  
01372 662 995**

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## Property specifications:

- Main bedroom with fitted wardrobes
  - Double second bedroom
  - Jack & Jill bathroom fitted with Villeroy & Boch sanitaryware
  - Open plan kitchen, living room and dining room
  - Downstairs shower room
  - Hallway storage
  - Restored property
  - Membership to the Audley Club
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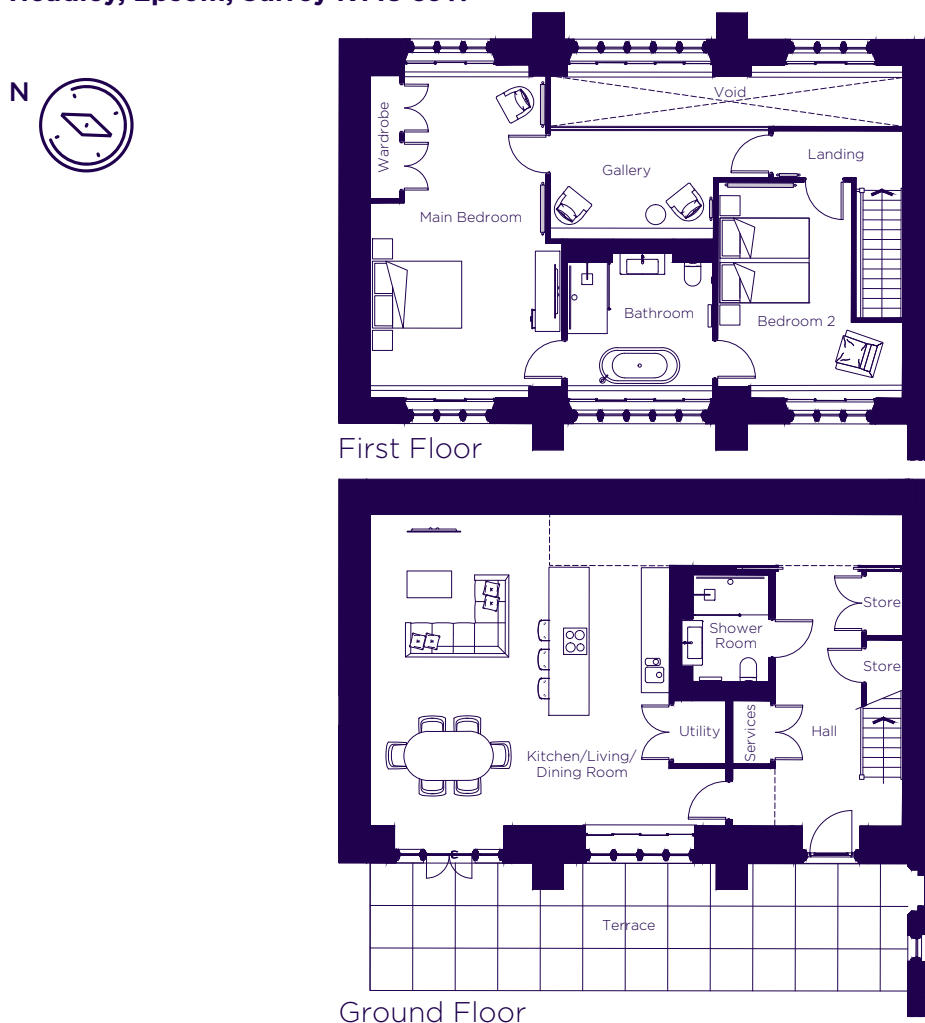
Please see the village brochure and key facts for further information.



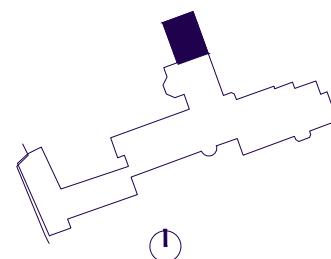
Images for illustration purposes only.

# THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Kitchen/Living/Dining Room	6.99 x 6.70	22'11" x 22'0"
Main Bedroom	6.95 x 4.30	22'9" x 14'1"
Bedroom 2	4.60 x 4.14	15'1" x 13'7"
Terrace (approx)	12.05 x 2.86	39'6" x 9'5"
Total Sq. Ft.		1,695



These floorplans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. Sq. Ft. is correct at time of print, and subject to 5% change during build. All details should be checked at the Sales Office.