

ONE BEDROOM, GROUND FLOOR APARTMENT

**22 Cunningham Court, Plot 79. Audley Headley Court,
Headley, Epsom, Surrey KT18 6BN
01372 662 995**

Property specifications:

- Dual-aspect apartment
 - Double bedroom with en suite shower room and built-in wardrobes
 - Modern kitchen with integrated appliances
 - Open plan kitchen and living space with room for dining table
 - Bathroom and en suite fitted with elegant white Villeroy & Boch sanitaryware
 - French doors from the living room leading out to private balcony
 - Membership to the Audley Club
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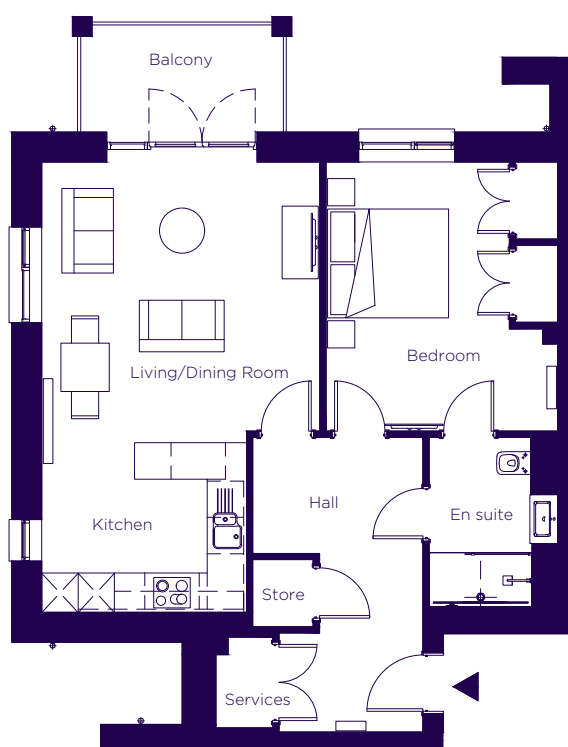
Please see the village brochure and key facts for further information.



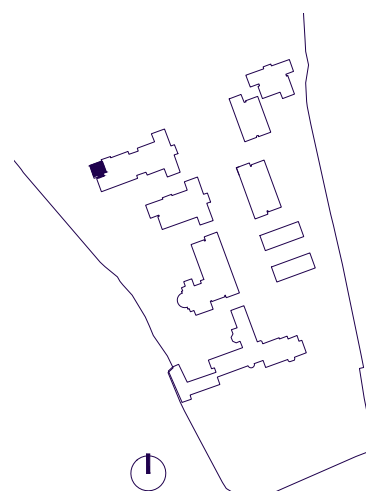
Images for illustration purposes only.

THE LAYOUT

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Headley, Epsom, Surrey KT18 6BN**



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.59 x 4.45	15'1" x 14'7"
Kitchen	3.38 x 2.99	11'1" x 9'10"
Bedroom	4.45 x 3.02	14'7" x 9'11"
Balcony	3.35 x 1.77	11'0" x 5'10"
Total Sq. Ft.		758



Dimensions and sizes quoted may vary very slightly due to normal build process, however the buyer will be informed of any significant changes throughout the construction period. 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. All details should be checked at the Sales Office. September 2026.