

TWO BEDROOM, GROUND FLOOR APARTMENT

**3 Rye House, Plot 15. Audley Headley Court,
Headley, Epsom, Surrey KT18 6BF
01372 662 995**

Property specifications:

- Dual-aspect apartment
- Double bedroom with en suite shower room and walk-in wardrobe
- 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
- West-facing private terrace accessible from living room
- Second double bedroom

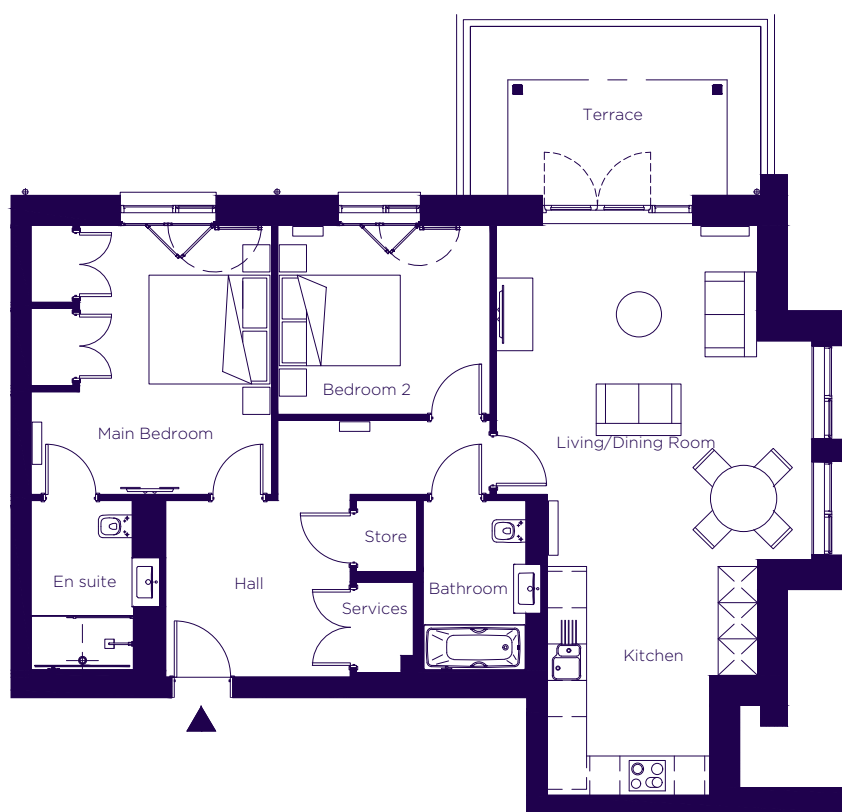
Please see the village brochure and key facts for further information.



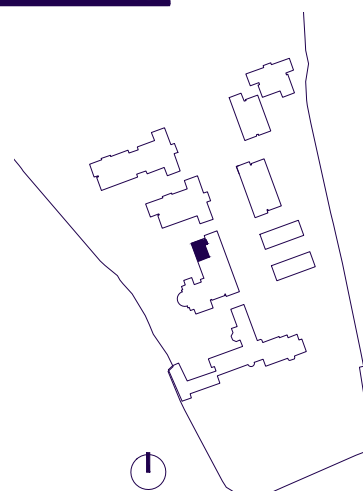
Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Kitchen/Living/Dining Room	9.42 x 4.31	30'11" x 14'2"
Main Bedroom	4.45 x 3.17	14'7" x 10'5"
Bedroom 2	3.51 x 3.12	11'6" x 10'3"
Terrace	4.80 x 2.80	15'9" x 9'2"
Total Sq. Ft.		1,057



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.