

An architectural rendering of a modern, multi-story brick building at night. The building features large windows and balconies, some of which are illuminated from within, showing interior spaces like a living room with a sofa and a dining area. The building is set against a dark background with some trees visible on the right. The overall tone is dark and moody, with a blue tint.

VILLIERS COURT

CHEAM ROAD / EWELL



An exciting collection of 17 high specification brand new 1, 2 and 3 bedroom apartments located a stone's throw from Ewell East Station, just 32 minutes from London Victoria.



EPSOM & EWELL

The local town of Epsom is regularly praised for being one of the best places to live in the UK. There is a superb range of restaurants and eateries as well as a whole host of high street names including H&M, Waitrose, Pandora and Marks & Spencer. The Epsom Playhouse hosts a range of professional and community productions throughout the year and there is a monthly farmers market offering artisan products from local producers.

Epsom & Ewell is a popular area for families who want to make sure their children get the very best education. Ofsted 'Outstanding' schools include Wallace Fields Infant & Junior School, Ewell Grove Primary & Nursery School, Glyn School for Boys and Rosebery School for Girls. Private schools are also very well represented. Ewell Castle School has an excellent reputation, as does Epsom College, a co-educational boarding and day school for both boys and girls aged 13-18.

NONSUCH PARK

Rich in history, The Nonsuch Estate borders Nonsuch Park, a public park between Stoneleigh, North Cheam, Cheam and Ewell. Henry VIII built Nonsuch Palace in 1538. Nonsuch Mansion was later built in the mid eighteenth-century and is now a stunning wedding venue and artisan coffee shop.



GROUND FLOOR

APARTMENT 1 (61m² / 656Sqft)

Living/Kitchen	3.91m x 9.51m	12' 9" x 31' 2"
Bedroom 1	3.22 x 3.36m	10' 6" x 11'
Bedroom 2	2.64m x 3.60m	8' 7" x 11' 8"
Bathroom	2.02m x 2.36m	6' 6" x 7' 7"

APARTMENT 2 (73m² / 785Sqft)

Living/Kitchen	3.98m x 9.15m	13' x 30'
Bedroom 1	2.81m x 3.65m	9' 2" x 11' 9"
En-suite	1.74m x 2.52m	5' 7" x 8' 2"
Study	2.24m x 2.36m	7' 4" x 7' 7"

APARTMENT 3 (93m² / 1001Sqft)

Living/Kitchen	6.23m x 9.50m	20' 4" x 31' 2"
Bedroom 1	3.08m x 3.40m	10' 1" x 11' 1"
Bedroom 2	3.06m x 4.44m	10' x 14' 5"
Bedroom 3	2.78m x 3.28m	9' 1" x 10' 7"
Bathroom	2.02m x 2.55m	6' 6" x 8' 4"

APARTMENT 4 (63m² / 678Sqft)

Living/Kitchen	3.47m x 8.85m	11' 4" x 29'
Bedroom 1	2.95m x 3.34m	9' 6" x 10' 9"
En-suite	2.03m x 2.45m	6' 6" x 8'

APARTMENT 5 (69m² / 742Sqft)

Living/Kitchen	3.77m x 7.84m	12' 4" x 25' 7"
Bedroom 1	3.36m x 4.4m	11' x 14' 5"
Bedroom 2	3.25m x 3.59m	10' 6" x 11' 8"
En-suite	1.86m x 2.16m	6' 1" x 7'
Bathroom	2.14m x 2.57m	7' x 8' 4"



FIRST FLOOR

APARTMENT 6 (66m² / 710Sqft)

Living/Kitchen	3.91m x 9.51m	12' 9" x 31' 2"
Bedroom 1	3.22 x 3.36m	10' 6" x 11'
Bedroom 2	2.75m x 3.60m	9' 7" x 11' 8"
Bathroom	2.02m x 2.36m	6' 6" x 7' 7"

APARTMENT 7 (60m² / 646Sqft)

Living/Kitchen	4.04m x 9.15m	13' 4" x 30'
Bedroom 1	2.86m x 5.01m	9' 4" x 16' 4"
En-suite	1.74m x 2.15m	5' 7" x 7'

APARTMENT 8 (79m² / 850Sqft)

Living/Kitchen	6.23m x 9.50m	20' 4" x 31' 2"
Bedroom 1	3.09m x 3.40m	10' 1" x 11' 1"
Bedroom 2	2.78m x 3.28m	9' 1" x 10' 7"
Bathroom	2.02m x 2.55m	6' 6" x 8' 4"

APARTMENT 9 (75m² / 807Sqft)

Living/Kitchen	3.56m x 6.73m	11' 7" x 22'
Bedroom 1	3.34m x 3.42m	10' 9" x 11' 2"
Bedroom 2	2.89m x 4.26m	9' 5" x 13' 9"
En-suite	2.03m x 2.45m	6' 6" x 8'
Bathroom	2.03m x 2.23m	6' 6" x 7' 3"

APARTMENT 10 (79m² / 850Sqft)

Living/Kitchen	3.77m x 7.84m	12' 4" x 25' 7"
Bedroom 1	3.36m x 4.4m	11' x 14' 5"
Bedroom 2	3.25m x 3.59m	10' 6" x 11' 8"
Bedroom 3	2.34m x 2.70m	7' 6" x 8' 8"
En-suite	1.86m x 2.16m	6' 1" x 7'
Bathroom	2.14m x 2.57m	7' x 8' 4"



SECOND FLOOR

APARTMENT 11 (66m² / 710Sqft)

Living/Kitchen	3.91m x 9.51m	12' 9" x 31' 2"
Bedroom 1	3.22 x 3.36m	10' 6" x 11'
Bedroom 2	2.75m x 3.60m	9' 7" x 11' 8"
Bathroom	2.02m x 2.36m	6' 6" x 7' 7"

APARTMENT 12 (60m² / 710Sqft)

Living/Kitchen	4.04m x 9.15m	13' 4" x 30'
Bedroom 1	2.86m x 5.01m	9' 4" x 16' 4"
En-suite	1.74m x 2.15m	5' 7" x 7'

APARTMENT 13 (79m² / 850Sqft)

Living/Kitchen	6.23m x 9.50m	20' 4" x 31' 2"
Bedroom 1	3.09m x 3.40m	10' 1" x 11' 1"
Bedroom 2	2.78m x 3.28m	9' 1" x 10' 7"
Bathroom	2.02m x 2.55m	6' 6" x 8' 4"

APARTMENT 14 (75m² / 807Sqft)

Living/Kitchen	3.56m x 6.73m	11' 7" x 22'
Bedroom 1	3.34m x 3.42m	10' 9" x 11' 2"
Bedroom 2	2.89m x 4.26m	9' 5" x 13' 9"
En-suite	2.03m x 2.45m	6' 6" x 8'
Bathroom	2.03m x 2.23m	6' 6" x 7' 3"

APARTMENT 15 (79m² / 850Sqft)

Living/Kitchen	3.77m x 7.84m	12' 4" x 25' 7"
Bedroom 1	3.36m x 4.4m	11' x 14' 5"
Bedroom 2	3.25m x 3.59m	10' 6" x 11' 8"
Bedroom 3	2.34m x 2.70m	7' 6" x 8' 8"
En-suite	1.86m x 2.16m	6' 1" x 7'
Bathroom	2.14m x 2.57m	7' x 8' 4"



THIRD FLOOR

APARTMENT 16 (72m² / 775Sqft)

Living/Kitchen	3.55m x 6.96m	11' 6" x 22' 8"
Bedroom 1	3.16 x 4.77m	10' 3" x 15' 6"
Bedroom 2	2.56m x 3.66m	8' 3" x 12'
En-suite	1.97m x 2.54m	6' 4" x 8' 3"
Bathroom	1.97m x 2.62m	6' 6" x 8' 5"

APARTMENT 17 (93m² / 1001Sqft)

Living/Kitchen	6.52m x 7.29m	21' 3" x 23' 9"
Bedroom 1	3.18m x 5.62m	10' 4" x 18' 4"
Bedroom 2	2.54m x 3.42m	8' 3" x 11' 2"
Bedroom 3	3.08m x 3.18m	10' 10" x 10' 4"
En-suite	2.01m x 2.41m	6' 5" x 7' 9"
Bathroom	1.72m x 2.70m	5' 6" x 8' 8"





SPECIFICATION

KITCHEN

- Luxury high specification matt white or grey kitchen cupboards
- Contemporary luxury Silestone worktops
- Stainless steel 1.5 bowl sink units
- Recessed LED downlights

BOSCH APPLIANCES TO INCLUDE:

- Stainless steel fan assisted oven
- Five burner stainless steel gas hob
- Inline extractor hood. Stainless steel
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer dryer

BATHROOM AND EN SUITE

- High quality contemporary white Saneux ceramics
- Quality VADO taps and bath filler fittings
- Recessed LED downlights
- Chrome heated electric towel rail

BATHROOM TO INCLUDE:

- WC with soft closing seat and dual flush
- Gloss white and gloss grey Saneux basin and vanity unit
- Thermostatic over bath chrome shower/bath mixer with hose & rail kit
- Over bath frameless glass shower screen
- Shaver socket provided to the bathroom

EN-SUITE TO INCLUDE:

- WC with soft closing seat and dual flush
- White basin and gloss grey Saneux vanity unit
- White shower tray with chrome thermostatic shower mixer with hose & rail kit
- Glass shower enclosure/door

GENERAL

- High performance UPVC windows and doors
- Farrow and Ball, all white colour painted finish to walls and ceilings
- Contemporary white finish internal doors
- High quality Karndean/Polyfloor to all rooms with exception of bedrooms which will be carpeted
- Gas powered Vaillant boiler with under floor heating
- Water supplied under floor heating
- TV/Satellite and telephone sockets to key rooms
- Mains operated smoke detector (with battery back-up)
- External security lighting to front entrance porch
- External light to each terrace
- Audio door entry to apartments
- Sky Q ready
- Allocated parking space for each apartment





CLPD
INVESTMENT IN DESIGN

Quantum, 4 The Pavilions, 31 Brighton Road, South Croydon, Surrey, CR2 6EB

Telephone: 020 8817 5227 Email: info@quantum-homes.co.uk www.quantum-homes.co.uk

All images used are for illustrative purposes only. Features such as windows, doors, brick and other materials may vary, as may colours shown. The specifications are correct at the date of print but may be subject to change, as necessary, and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at the development. These specifications are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Landscaping and furniture is shown for illustrative purposes only.