



Redwood Court Epsom Road, Epsom KT17 1HT

welcome to
Redwood Court Epsom Road, Epsom

Barnard Marcus are delighted to offer to the market this well-presented first-floor apartment, exclusively available to residents aged 55 and over. Set within a popular and peaceful development, the property enjoys a discreet location just a short walk from both Ewell Village and Epsom High Street, offering the perfect balance of tranquillity and convenience.

The apartment benefits from lift access and has been recently updated with new carpets and a modern boiler. The accommodation comprises a spacious double-aspect living room, two double bedrooms, a contemporary shower room, and a modern fitted kitchen. Offered to the market with no forward chain, the property presents an excellent opportunity for those seeking a comfortable and low-maintenance lifestyle.

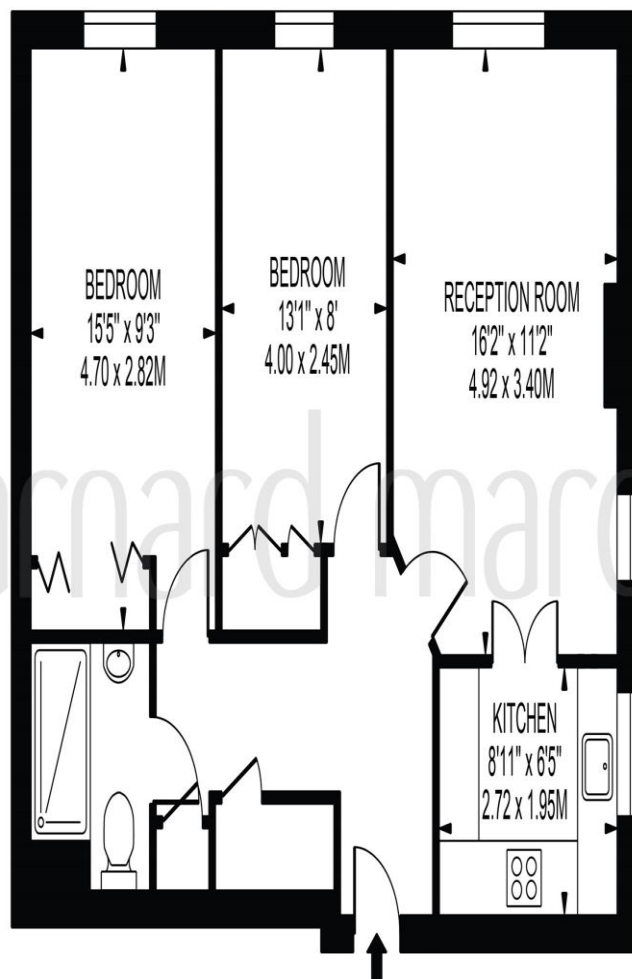
Residents of the development enjoy access to guest parking, a communal lounge, and beautifully maintained communal gardens, fostering a friendly and welcoming environment.

Epsom Town Centre is within walking distance and offers a wide range of amenities including shops, restaurants, cafés, gyms, a theatre, and two cinemas. Excellent transport links are available via nearby bus routes and Epsom Station, with further connectivity to London and surrounding areas.



REDWOOD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 657 SQ FT - 61.00 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Redwood Court Epsom Road, Epsom

- Exclusive Development for Over 55s
- First Floor
- Two Double Bedrooms
- Dual Aspect Living Room
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2348.25

Ground Rent: 415.55

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2000.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110136



Property Ref:

EPS110136 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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