



Redwood Court Epsom Road, Epsom KT17 1HT

welcome to

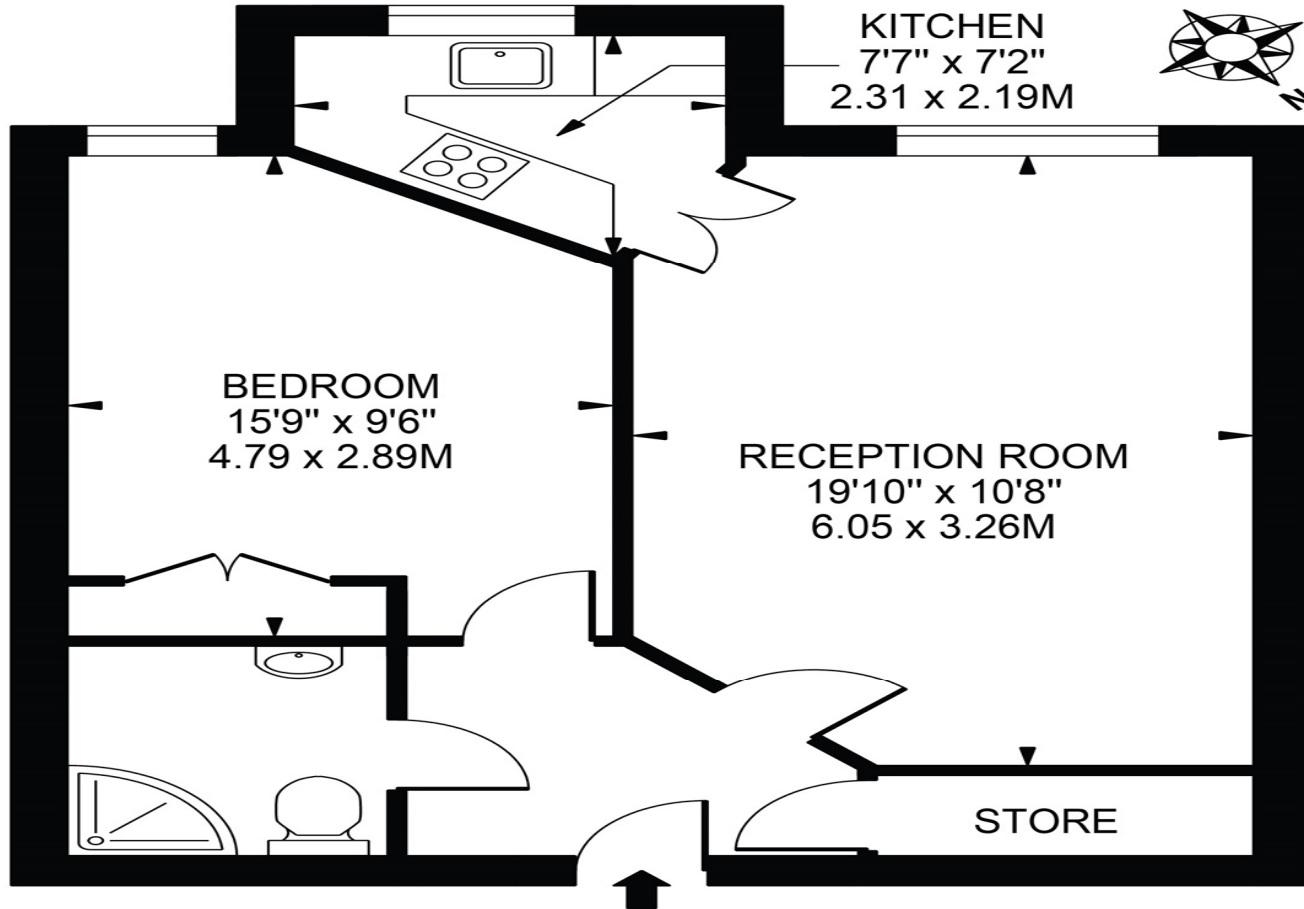
Redwood Court Epsom Road, Epsom

Barnard Marcus Estate Agents are pleased to present this chain free, one double bedroom first floor apartment ideally situated between Epsom Town Centre & Ewell Village, offering great living accommodation and beautifully well maintained gardens.



REDWOOD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 504 SQ FT - 46.86 SQ M



SECOND 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.

This one double bedroom first floor apartment is ideally situated between Epsom Town Centre & Ewell Village. The lovely apartment offers great living accommodation with a fitted kitchen, fitted bathroom, large double bedroom and spacious lounge. There is a lift for use of the guests and residents. Externally there is plenty of parking and beautiful well maintained communal grounds. This highly popular retirement development includes a resident's lounge, laundry, and guest suite and house manager.

Redwood Court is located within walking distance of Ewell Village and all it has to offer in terms of local amenities, coffee shops and restaurants; along with a number of transport which include Ewell East and West train stations.

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- Double Bedroom
- First Floor with Lift
- Attractive Communal Grounds
- Communal Residential Parking
- Excellent Location for Amenities and Transport Links

Tenure: Leasehold EPC Rating: Awaited

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.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE105951



Property Ref:
EWE105951 - 0002

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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barnard marcus



020 8393 0977



Ewell@barnardmarcus.co.uk



429 Kingston Road, Ewell, EPSOM, Surrey, KT19 0DB



barnardmarcus.co.uk