



1 REDWOOD COURT, EWELL KT17 1HT

MICHAEL EVERETT & Co

... A Moving Experience



1 REDWOOD COURT

Description A very well-presented ground floor retirement flat in this ever-popular location, with the benefit of its own private patio, leading onto communal gardens. The property also has the benefit of no onward chain. Entryphone system. Entrance Hall to Communal Lounge. Front door to Entrance Hall: coved cornice to ceiling, deep useful storage cupboard. Spacious larger than average Lounge: double doors onto Patio and gardens beyond, coved cornice to ceiling, decorative fireplace with inset electric fire, glazed doors to Kitchen: comprehensive range of eye level units with cupboards and drawers below, Franke sink unit with single drainer, four ring electric hob with extractor above and adjacent oven, space for fridge, dishwasher, wall's part tiled, window overlooking gardens. Bedroom: coved cornice to ceiling, mirrored fronted wardrobes. Bathroom: panel enclosed bath, shower attachment, wash hand basin set in vanity unit, low level w.c., walls fully tiled with matching border, coved cornice to ceiling, shaver point. Cupboard. Communal lounge. Laundry facilities. On site Manager. Guest Suite Outside: Well, maintained communal gardens. Off Street Parking

EPC=C COUNCIL TAX BAND=C

ASKING PRICE **£185,000 Leasehold**

Unexpired Lease: 101 years

Service/Maintenance Charge: £2,600

Ground Rent: £700 per annum

Ground Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 45.3 sq. metres (487.1 sq. feet)



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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.