



**Saddlers Court, South Street, Epsom**

Guide Price **£245,000**



## Saddlers Court, South Street, Epsom

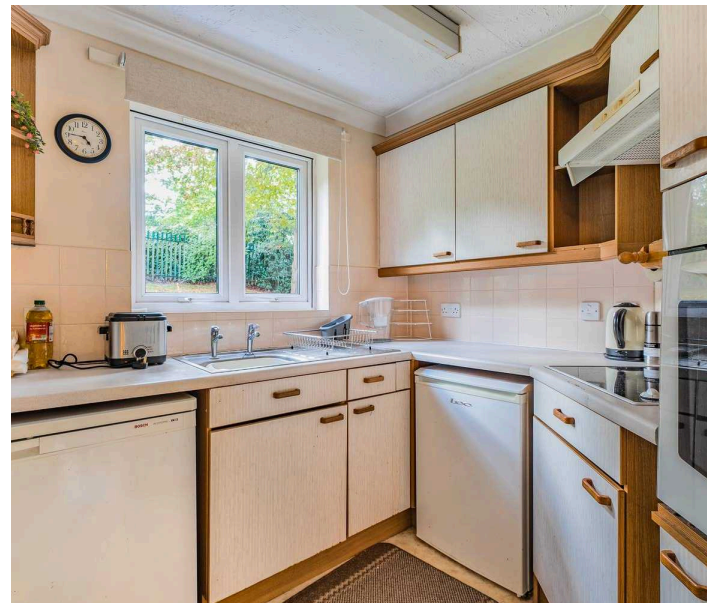
Exquisite 2-bed retirement property in sought-after Saddlers Court. McCarthy & Stone development with lift access, residents lounge, and emergency call system. Patio garden, communal gardens, and parking. Central Epsom location with shops and transport. Perfect blend of comfort and convenience.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Popular Saddlers Court Development
- Lift & Stair Access
- 24 Hour Emergency Call System
- Constructed by McCarthy & Stone
- Residents Lounge
- Communal Laundry
- Two Double Bedroom Retirement Apartment
- Heart of Epsom Town Centre
- Walking Distance to Shops and Transport
- Parking Available



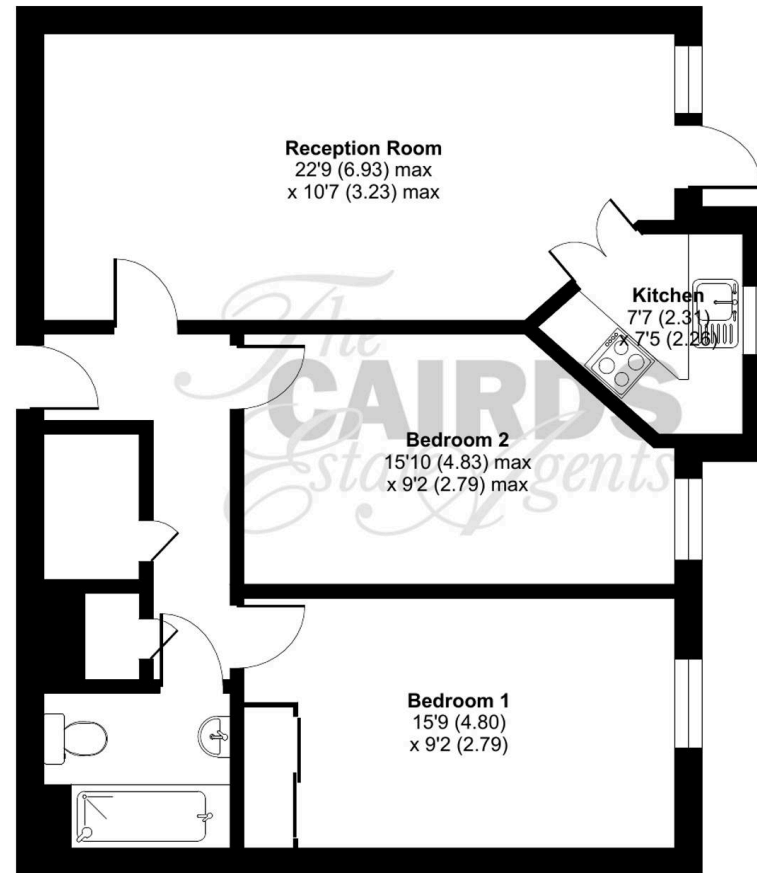
Nestled within the highly sought-after Saddlers Court Development, this exquisite 2-bedroom retirement property presents an unparalleled opportunity for those looking to embrace a tranquil and convenient lifestyle. Constructed by the esteemed McCarthy & Stone, this apartment offers a blend of comfort and sophistication, boasting lift and stair access for added convenience. Residents can take advantage of the 24-hour emergency call system, residents lounge, and communal laundry facilities. The accommodation comprises two double bedrooms, separate bathroom, large lounge and complete kitchen, providing ample space for relaxation and privacy. Situated at the heart of Epsom Town Centre, this property is within walking distance to an array of shops and transport links, ensuring residents have everything they need at their doorstep. Parking is also available for added convenience.

Stepping outside, the property reveals a charming patio garden that leads to the beautifully manicured communal gardens, offering a serene setting for outdoor relaxation and social gatherings. Residents can enjoy the lush greenery and peaceful ambience, creating a perfect retreat right at their doorstep. In addition, available parking ensures that residents have a hassle-free experience when coming and going, adding a layer of convenience to every-day living.

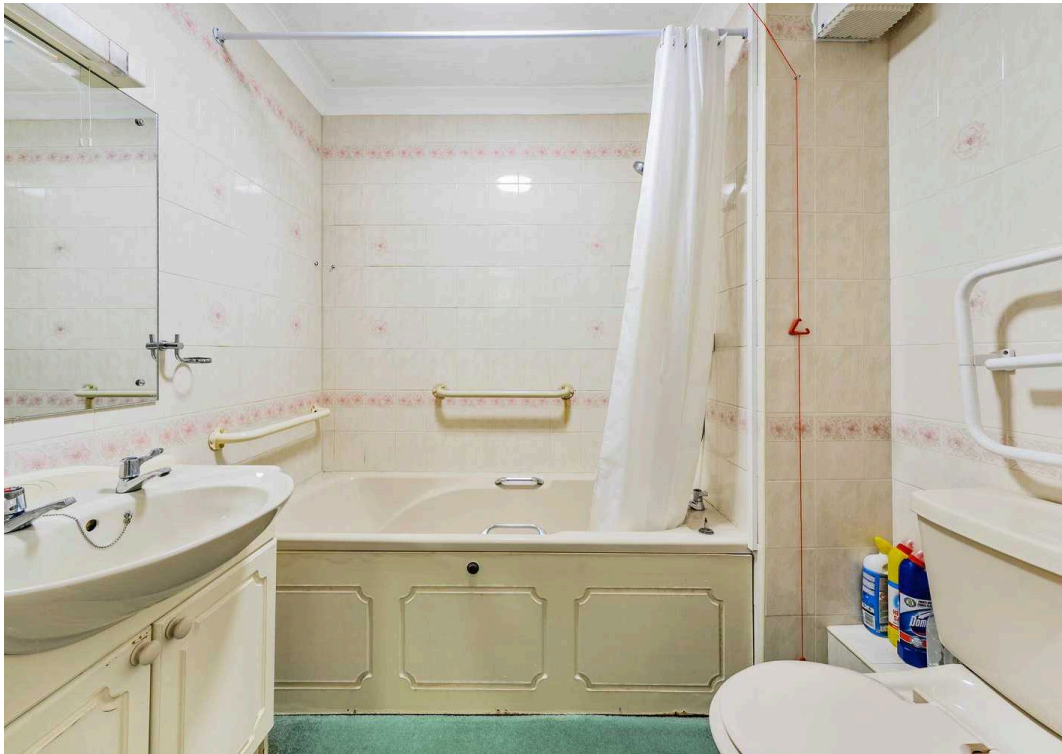
# Saddlers Court, South Street, Epsom, KT18

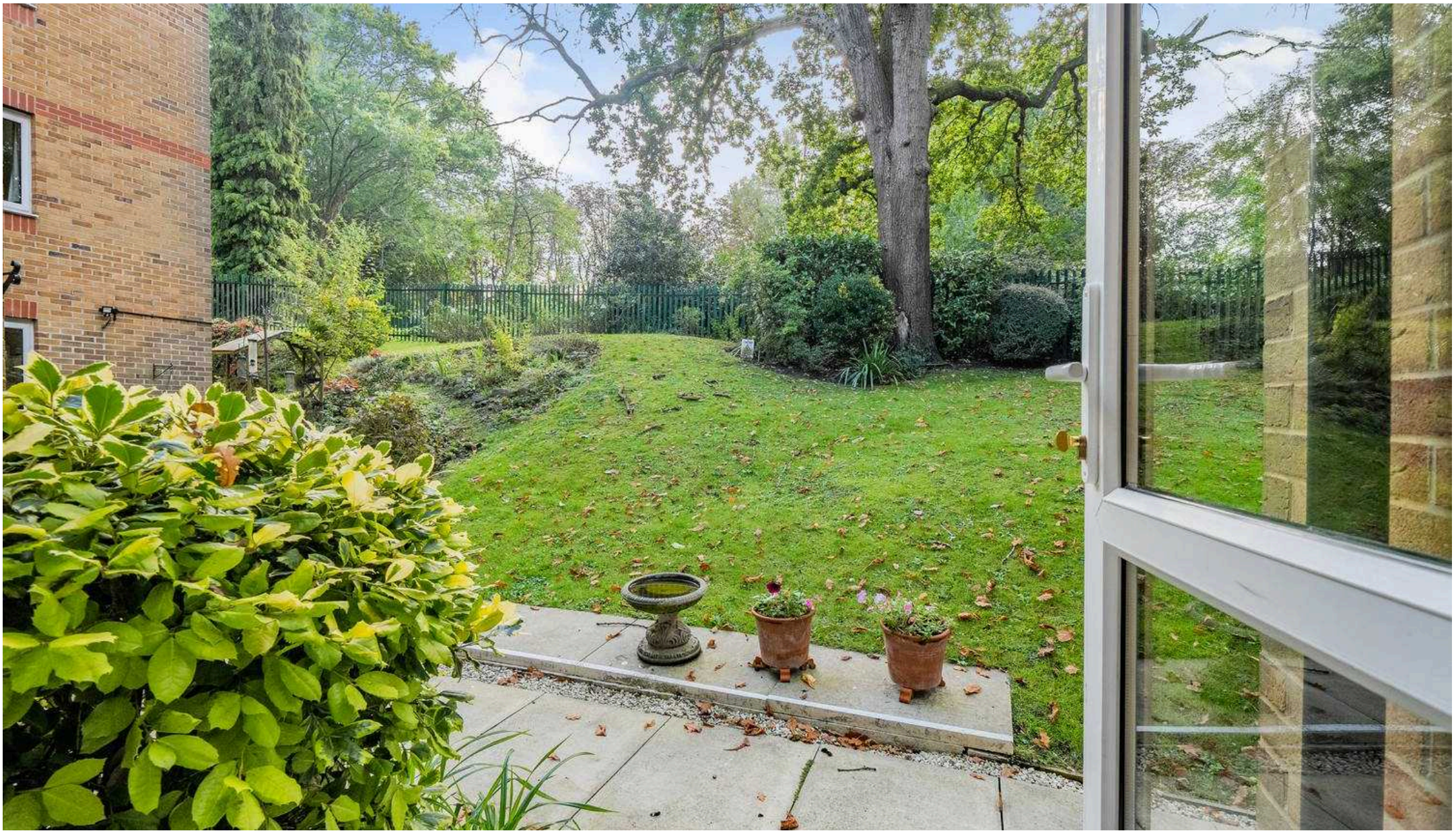
Approximate Area = 709 sq ft / 65.9 sq

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7chem 2024. Produced for Cairds. REF: 1191871





## Cairds The Estate Agents

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