



barnard marcus

Redwood Court, Epsom Road, Epsom KT17 1HT



welcome to

Redwood Court, Epsom Road, Epsom

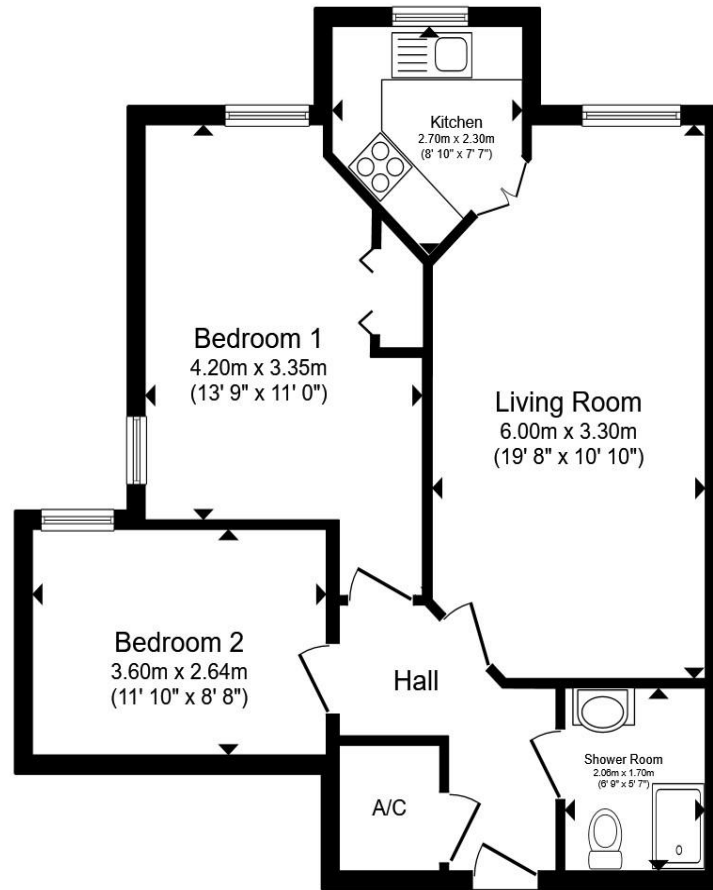
A wonderfully presented first-floor two-bedroom retirement apartment for residents aged 60 and over, set within the highly regarded Redwood Court development. Built in 2000 and comprising just 30 homes, this peaceful community offers comfort, convenience and a welcoming environment less than a mile from Epsom town centre.

The property is offered in excellent decorative order and features a bright entrance hall, a generous living room leading directly into a well-planned kitchen, a large main bedroom with fitted wardrobes, a second double bedroom, and a modern, tastefully finished shower room.

Residents benefit from beautifully maintained private gardens surrounding the building, creating a tranquil setting to relax or socialise. Additional on-site facilities include private parking, a comfortable residents' lounge, a dedicated house manager, a security entry system, and a well-equipped laundry room.

This is an ideal opportunity for those seeking a safe, friendly and well-connected retirement community close to local shops, transport links and amenities.





First Floor

Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Redwood Court, Epsom Road, Epsom

- Over 60's Retirement Property
- First Floor
- Two Bedrooms
- Modern Shower Room
- Fitted Kitchen
- Communal Garden
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 5050.00

Ground Rent: 831.00

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 over **£220,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS110294](https://www.barnardmarcus.co.uk/Property/EPS110294)



Property Ref:
EPS110294 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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