



Redwood Court, Epsom Road, Epsom KT17 1HT

welcome to

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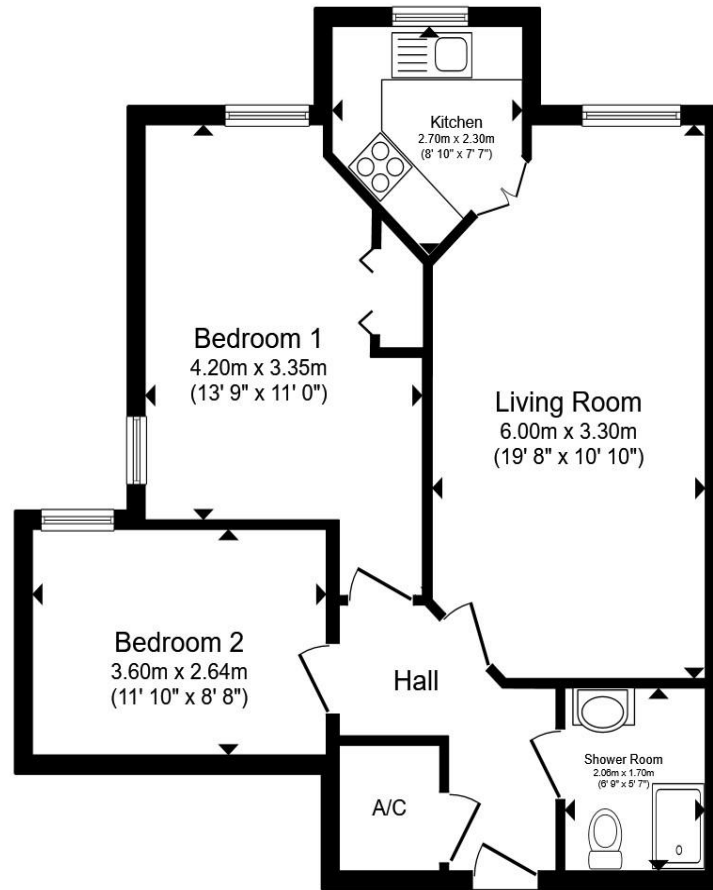
A wonderfully presented first-floor two-bedroom retirement apartment for residents aged 60 and over, set within the highly regarded Redwood Court development. Built in 2000 and comprising just 30 homes, this peaceful community offers comfort, convenience and a welcoming environment less than a mile from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

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Redwood Court, Epsom Road, Epsom

- Over 60's Retirement Property
- First Floor
- Two Bedrooms
- Modern Shower Room
- Fitted Kitchen

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

£200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110294



Property Ref:

EPS110294 - 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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