



## Redwood Court

Epsom, KT17 1HT

**Guide price £183,500**

  
**The local agent**  
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25 Redwood Court, Epsom Road, Epsom, London, KT17 1HT

**Guide price £183,500**

A beautifully presented refurbished top floor apartment on this popular lift serviced and warden assisted development close to Ewell Village. The apartment comprises of a newly fitted kitchen (seller will supply fridge and freezer), modern re-fitted shower room, lounge/diner and double bedroom with wardrobes. Other benefits include economy heating, double glazing, entryphone system, emergency pull chords, recent decoration throughout and new carpets. There is also a communal lounge, laundry facilities, beautiful communal gardens and residents parking. Age restrictions and service charges apply. NO CHAIN

## Property Features

Top Floor Retirement Flat  
Lift Serviced  
Warden Assisted  
New Decoration & Carpets  
New Kitchen & Shower Room  
No Chain  
Communal Gardens  
Residents Parking  
Laundry Facilities

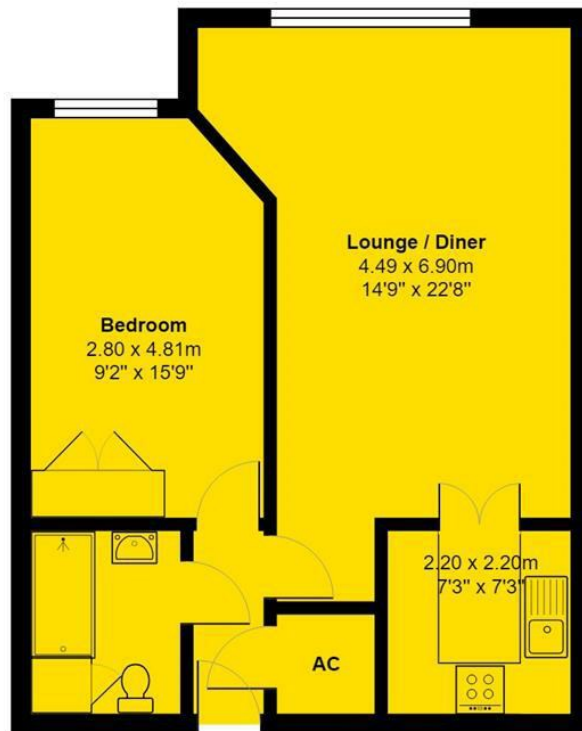
Council Tax Band:  
Tenure: Leasehold  
EPC Rating:C  
Total approximate floor area: sq ft

## Location

The property is tucked away, close to the sought after picturesque village of Ewell in Epsom. There are a selection of local shops and bus routes nearby with Epsom town centre approximately 1 mile away. Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There are several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria with Oyster service. There is also a selection of cafe's restaurants pubs and several gyms including the Rainbow Centre and David Lloyds.








Disclaimer: This plan is for layout guidance only and NOT TO SCALE  
Windows and door openings are approximate  
are is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant c

## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
	80	84	68
			74

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