



51 LINTERS COURT LONDON ROAD, REDHILL, SURREY, RH1 2JN

£110,000

SPACIOUS TOP FLOOR APARTMENT IN A SUPERB RETIREMENT DEVELOPMENT OFFERING EXTENSIVE FACILITIES AND A CONVENIENT LOCATION FOR REDHILL TOWN CENTRE.

The apartment itself has a large hallway and a built in storage cupboard, the bedroom is a generous double with a built in wardrobe, there is a wet room with both bath and shower facilities, a good size living space with a big built in store cupboard and a separate kitchen with double doors into the lounge.

Linters Court was built by McCarthy and Stone in 2008. Situated just over half a mile from the town of Redhill.

Benefits include 24 hour manager on site, full security (pull cord) systems in all rooms, CCTV to the main entrance, all windows double glazed, wheelchair friendly doorways, lowered light switches & raised plug sockets for ease of use. Waitress service restaurant serving hot 3 course meal (Subsidised). Also there is a residents lounge that opens directly onto a stunning landscaped communal garden, a guest suite for visiting friends and family, a laundry room, mobility scooter charging room & car park in addition to two lift serving all floors.

The service charge covers staffing costs, heating, cleaning and maintenance of the communal areas, subsidised restaurant, one hour of domestic assistance per week, garden upkeep, water, water rates and building insurance. The Ground Rent is payable twice yearly, the lease is the remainder of 125 years from 2008.

Please note it is a condition of purchase that residents be over the age of 60 Years, or in the event of a couple, one must be over 60 years and the other over 55 years.

DIRECTIONS - from Redhill town centre take the A23 London Road. Continue straight on at the main set of traffic lights and crossroads and Linters Court will be found on the left hand side of the road.

- RETIREMENT APARTMENT
- LARGE LOUNGE/DINING ROOM
- DOUBLE BEDROOM
- VERY SPACIOUS
- EXCELLENT FACILITIES
- TOP FLOOR
- SEPARATE KITCHEN
- WET ROOM
- GREAT STORAGE
- CONVENIENT LOCATION





ROOM DIMENSIONS:

ENTRANCE HALL

8'11 x 5'2 (2.72m x 1.57m)

LOUNGE/DINING ROOM

18'7 x 14'2 (5.66m x 4.32m)

KITCHEN

10'9 x 6'9 (3.28m x 2.06m)

DOUBLE BEDROOM

17'3 x 9'7 (5.26m x 2.92m)

WET ROOM

9'4 x 8'10 (2.84m x 2.69m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

LEASE: 125 YEARS FROM 2006

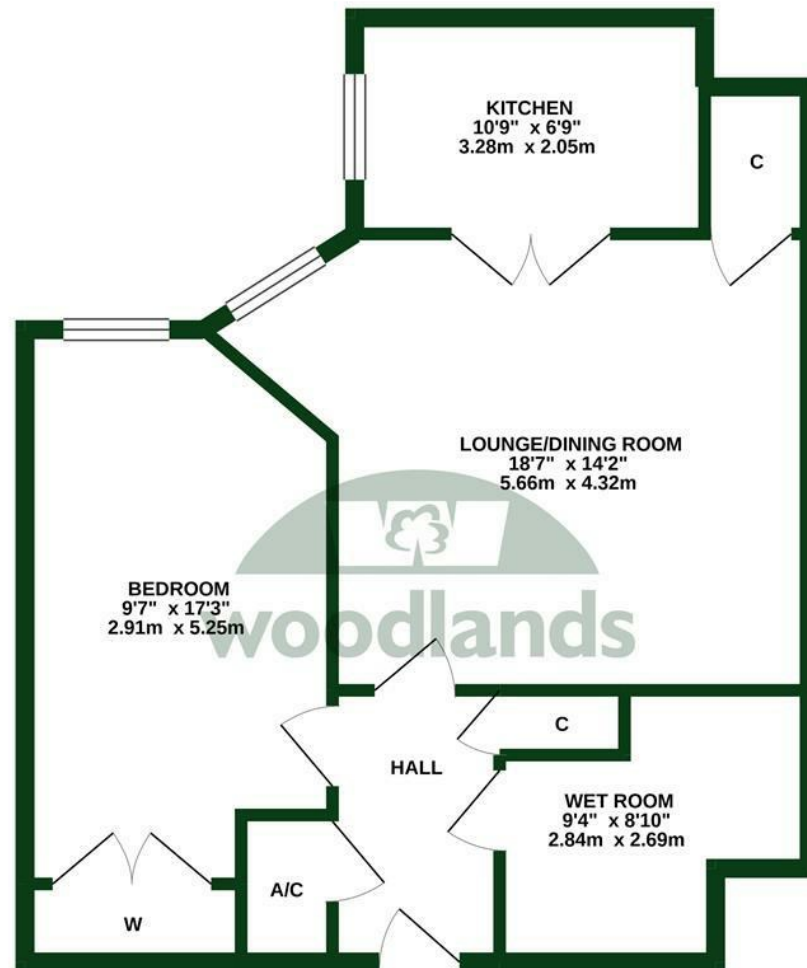
GROUND RENT: £405 PER ANNUM

MAINTENANCE: £6837.96 PER ANNUM

COUNCIL TAX BAND: C

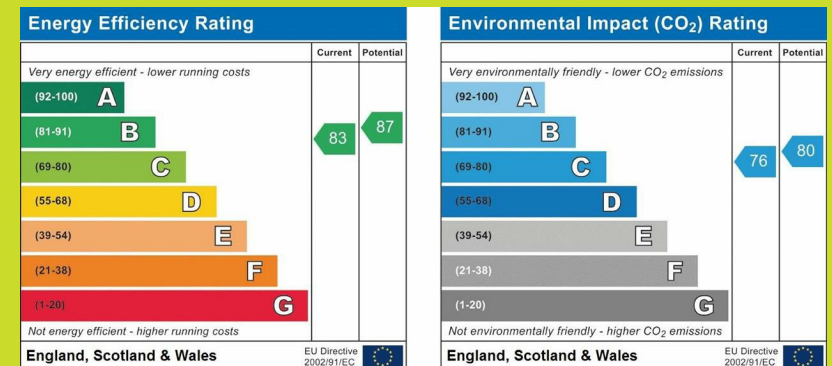


TOP FLOOR
607 sq. ft. (56.4 sq. m.) approx.



TOTAL FLOOR AREA : 607 sq. ft. (56.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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