



**FLAT 41 LINTERS COURT, 101 LONDON ROAD, REDHILL, SURREY, RH1 2JN**

**£120,000  
LEASEHOLD**

**\*\*\* SPACIOUS FIRST FLOOR RETIREMENT APARTMENT, CLOSE TO THE LIFT FACILITIES AND WITH A PLEASANT OUTLOOK \*\*\***

This larger than average apartment offers excellent value for money, and comes with the benefit of no ongoing chain.

The property has an entrance hall with built in storage and a telephone entry system. There is a good size wet room, with walk in shower and bath facilities, a large double bedroom with built in wardrobes, and an impressive living space that has a big walk in storage cupboard, and double doors through to separate fitted kitchen.

Benefits of Linters Court include a 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 meals (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 2006.

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.

- **RETIREMENT PROPERTY**
- **SPACIOUS LOUNGE**
- **DOUBLE BEDROOM**
- **SUPERB FACILITIES**
- **COUNCIL TAX BAND: C**
- **GREAT OUTLOOK**
- **GENEROUS KITCHEN**
- **WET ROOM**
- **CONVENIENT LOCATION**
- **EPC RATING: B**





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

13'6 x 5'0 (4.11m x 1.52m)

**LOUNGE/DINING ROOM**

17'1 x 12'1 (5.21m x 3.68m)

**KITCHEN**

10'11 x 6'8 (3.33m x 2.03m)

**DOUBLE BEDROOM**

14'1 x 10'9 (4.29m x 3.28m)

**WET ROOM**

9'4 x 8'11 (2.84m x 2.72m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

**RESIDENTS PARKING**

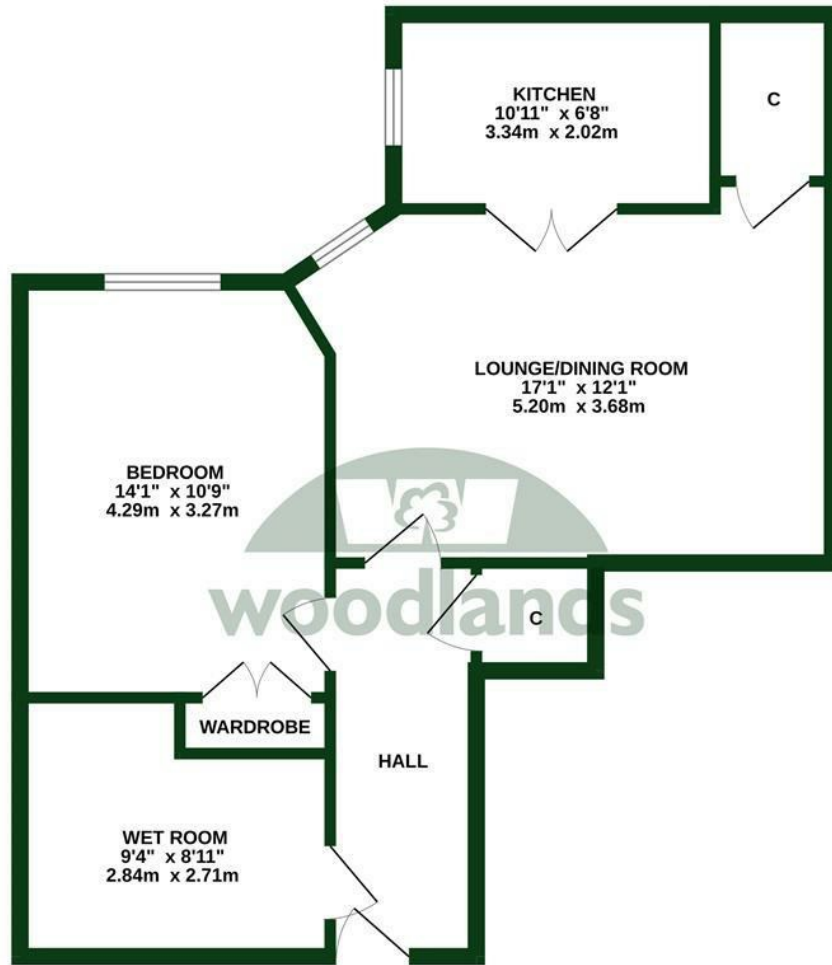
**YEARS REMAINING ON LEASE: 108**

**GROUND RENT: £408 PER ANNUM**

**MAINTENANCE: £699 PER MONTH**



FIRST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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