
woodlands

57 LINTERS COURT, 101 LONDON ROAD, REDHILL, SURREY, RH1 2JN

STARTING BID £65,000

LEASEHOLD

Being Sold via Secure Sale online bidding.
Terms & Conditions apply.
Starting Bid £65,000

Spacious, 2 bedroom retirement apartment, with superb facilities & lift access. Located just to the north of Redhill town centre.

The apartment has a large hallway with entry phone system, spacious lounge/dining room with double doors to a fitted kitchen. There are 2 double bedrooms and a wet room with bath & shower.

Benefits of Linters Court include a 24 hour manager on site, pull cord systems in all rooms, wheelchair friendly doorways, lowered light switches & raised plug sockets for ease of use, waitress service restaurant serving hot 3 course meals (subsidised), residents lounge with access to landscaped garden, a guest suite, a laundry room, mobility scooter charging room, car park & 2 lifts serving all floors.

The service charge covers staffing costs, heating, cleaning & maintenance of the communal areas, subsidised restaurant, 1 hour of domestic assistance per week, washing & ironing once a week, garden upkeep, water, water rates & building insurance.

Residents must be 60 years or above, or in the event of a couple, one must be over 60 years & the other over 55 years.

A Legal Pack is available upon request, this pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any SDLT liability associated with overall purchase costs.

- **TOP FLOOR RETIREMENT FLAT**
- **GREAT LIVING SPACE**
- **TWO DOUBLE BEDROOMS**
- **CLOSE TO THE LIFT**
- **COUNCIL TAX BAND: D**
- **EXCELLENT FACILITIES**
- **GENEROUS KITCHEN**
- **WET ROOM**
- **NO CHAIN**
- **EPC RATING: C**













ROOM DIMENSIONS:

ENTRANCE HALL
12'6 x 8'10 (3.81m x 2.69m)

LOUNGE/DINING ROOM
17'4 x 14'3 (5.28m x 4.34m)

KITCHEN
10'9 x 6'8 (3.28m x 2.03m)

BEDROOM ONE
15'11 x 9'8 (4.85m x 2.95m)

BEDROOM TWO
12'7 x 11'2 (3.84m x 3.40m)

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

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

YEARS REMAINING ON LEASE: 104

GROUND RENT: £950 PER ANNUM

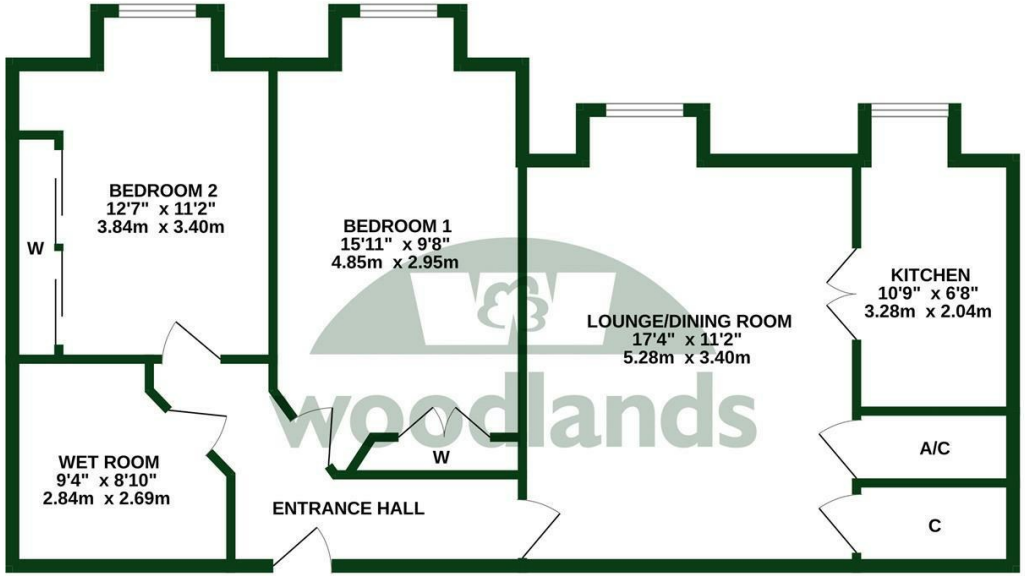
MAINTENANCE: £12,274.94 PER ANNUM







TOP FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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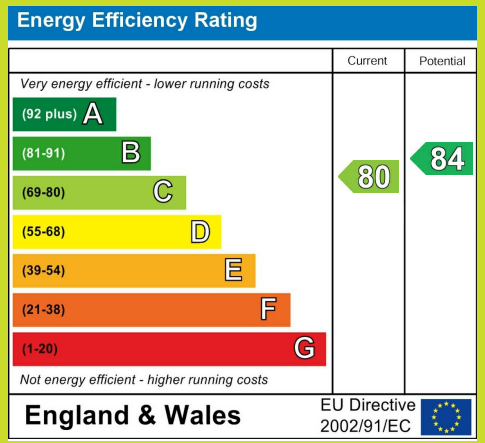
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