





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

**£170,000  
LEASEHOLD**

**\*\*\* SPACIOUS TWO BEDROOM RETIREMENT APARTMENT WITH EXCELLENT FACILITIES \*\*\***

Located just to the north of Redhill town centre, with a bus stop close by, Linters court is a highly regarded retirement development.

The apartment itself has a large hallway with an entry phone system, a spacious lounge/dining room with two built in store cupboards and double doors to a fitted kitchen. There are two double bedrooms and a wet room, complete with bath and shower facilities.

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, washing and ironing once a 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.

- |                             |                        |
|-----------------------------|------------------------|
| ■ TOP FLOOR RETIREMENT FLAT | ■ EXCELLENT FACILITIES |
| ■ GREAT LIVING SPACE        | ■ GENEROUS KITCHEN     |
| ■ TWO DOUBLE BEDROOMS       | ■ WET ROOM             |
| ■ CLOSE TO THE LIFT         | ■ NO CHAIN             |
| ■ COUNCIL TAX BAND: D       | ■ 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: 105**

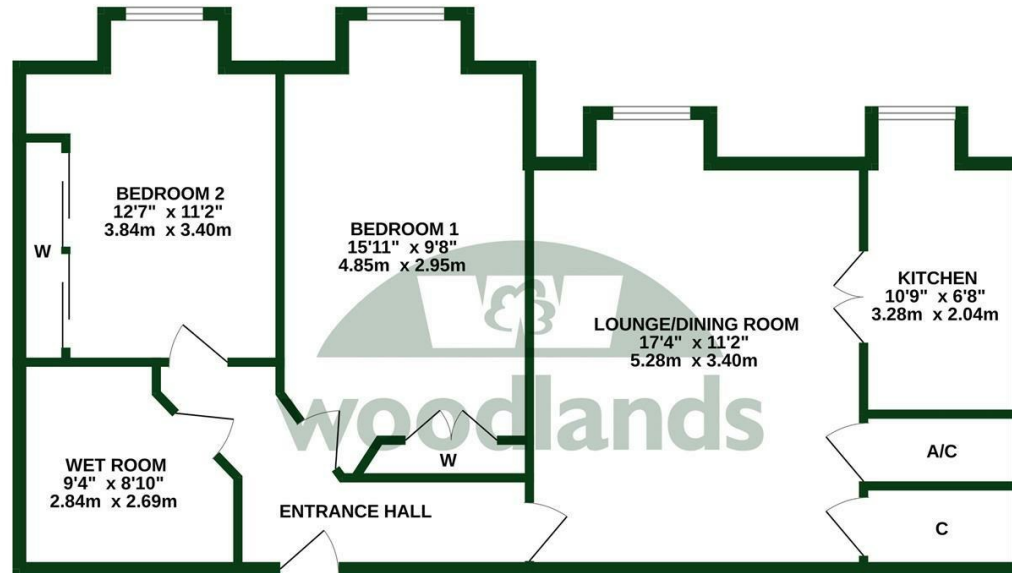
##### **GROUND RENT: £950 PER ANNUM**

##### **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.  
Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(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	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.