





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

**£185,000**

**LEASEHOLD**

**\*\*\* LARGER THAN AVERAGE, TOP FLOOR ASSISTED LIVING APARTMENT WITH A BRIGHT SOUTHERLY ASPECT AND EXCELLENT FACILITIES \*\*\***

Linters Court is a highly-regarded development built by McCarthy & Stone, and offers 24 hour warden assistance, secure CCTV and entry phone system, as well as a laundry room and an hours domestic assistance per week. Situated just over half a mile from Redhill town centre – with its shopping centre, street markets and six-screen cinema – the development has private resident and visitor parking, and bus stops nearby. Redhill station provides mainline access to London and the South Coast, and cross-country services to Reading and Tonbridge.

Through the apartment's front door you are greeted with a spacious entrance hall. You have a generous, open plan lounge/dining room with two large built in store cupboards and double doors to the bright fitted kitchen. There are two double bedrooms, one of which benefits from fitted wardrobes, and then there is a wet room with both a bath and walk in shower enclosure.

The attractive gardens comprise several lawns, gazebo, patio – and a small orchard. In the communal dining room, you and your guests may enjoy delicious, heavily-subsidised 3-course lunches; light suppers are available too. The residents' lounge is a focal point for the community, with regular events; for reasonable fees, both a function room and a guest suite are available for hire.

- |                       |                        |
|-----------------------|------------------------|
| ■ TOP FLOOR           | ■ RETIREMENT APARTMENT |
| ■ LARGE LOUNGE/DINER  | ■ GENEROUS KITCHEN     |
| ■ TWO DOUBLE BEDROOMS | ■ WET ROOM             |
| ■ VERY SPACIOUS       | ■ GREAT LOCATION       |
| ■ COUNCIL TAX BAND: D | ■ EPC RATING: B        |





#### **ROOM DIMENSIONS:**

##### **ENTRANCE HALL**

12'10 x 8'11 (3.91m x 2.72m)

##### **LOUNGE/DINING ROOM**

17'4 x 14'3 (5.28m x 4.34m)

##### **KITCHEN**

12'10 x 6'8 (3.91m x 2.03m)

##### **BEDROOM ONE**

15'10 x 9'8 (4.83m x 2.95m)

##### **BEDROOM TWO**

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

##### **WET ROOM**

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

##### **ELECTRIC HEATING**

##### **DOUBLE GLAZED WINDOWS**

##### **YEARS REMAINING ON LEASE: 106**

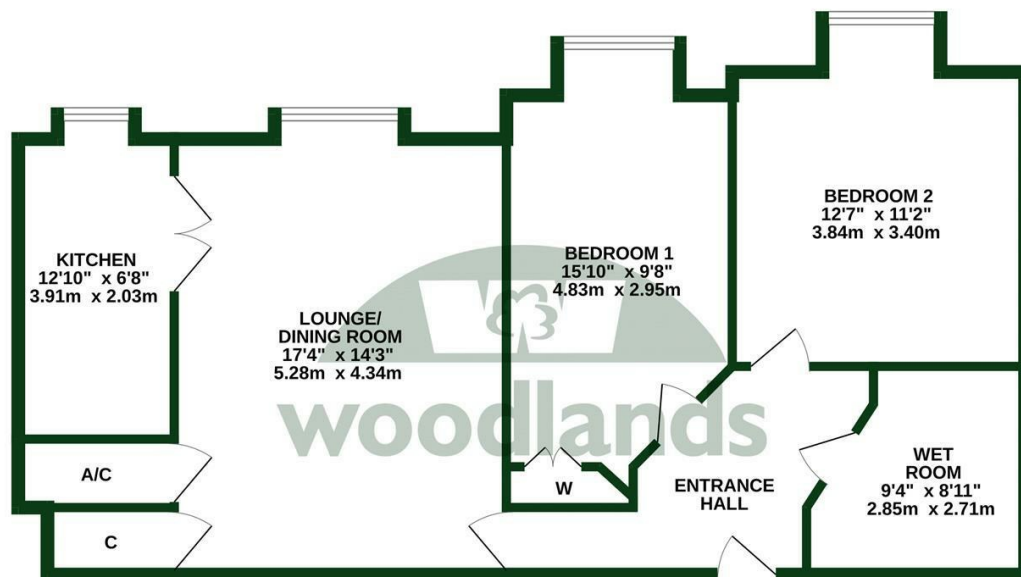
##### **GROUND RENT: £475 PER ANNUM**

##### **SERVICE CHARGES: £11,700 PER ANNUM**





GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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