woodlands

27 LINTERS COURT LONDON ROAD, REDHILL, SURREY, RH1 2JN
£110,000
LEASEHOLD

*** FIRST FLOOR RETIREMENT APARTMENT *** GREAT FACILITIES *** POPULAR DEVELOPMENT, CLOSE TO REDHILL TOWN ***

This larger than average apartment offers great space, and benefits from having no ongoing chain and being situated close to the lift facilities.

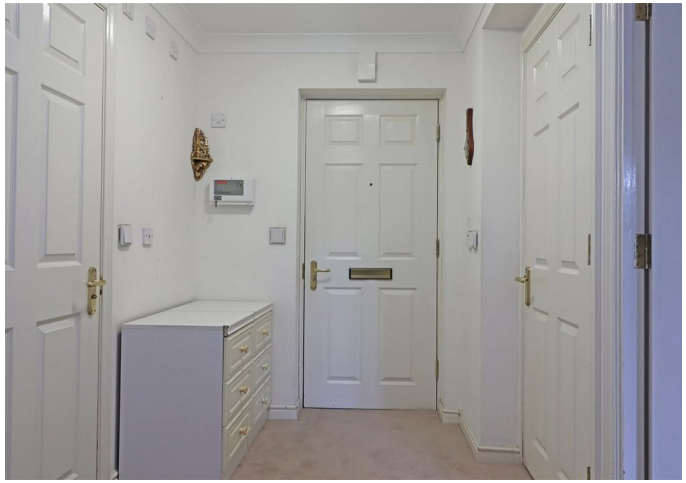
The property has an entrance hall with built in storage and a telephone entry system. There is a spacious wet room, with shower area and a bath. There is a large double bedroom with built in wardrobes, and an impressive living space that has a big walk in storage cupboard, and double doors through to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

- **FIRST FLOOR**
- **LOUNGE/DINING ROOM**
- **AMPLE STORAGE**
- **EXTENSIVE FACILITIES**
- **COUNCIL TAX BAND: C**
- **RETIREMENT APARTMENT**
- **DOUBLE BEDROOM**
- **GREAT SPACE**
- **WARDEN ON SITE**
- **EPC RATING: B**



ROOM DIMENSIONS:

ENTRANCE HALL
8'11 x 5'3 (2.72m x 1.60m)

LOUNGE/DINING ROOM
19'0 x 14'2 (5.79m x 4.32m)

KITCHEN
10'10 x 6'7 (3.30m x 2.01m)

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

WET ROOM
9'5 x 9'0 (2.87m x 2.74m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

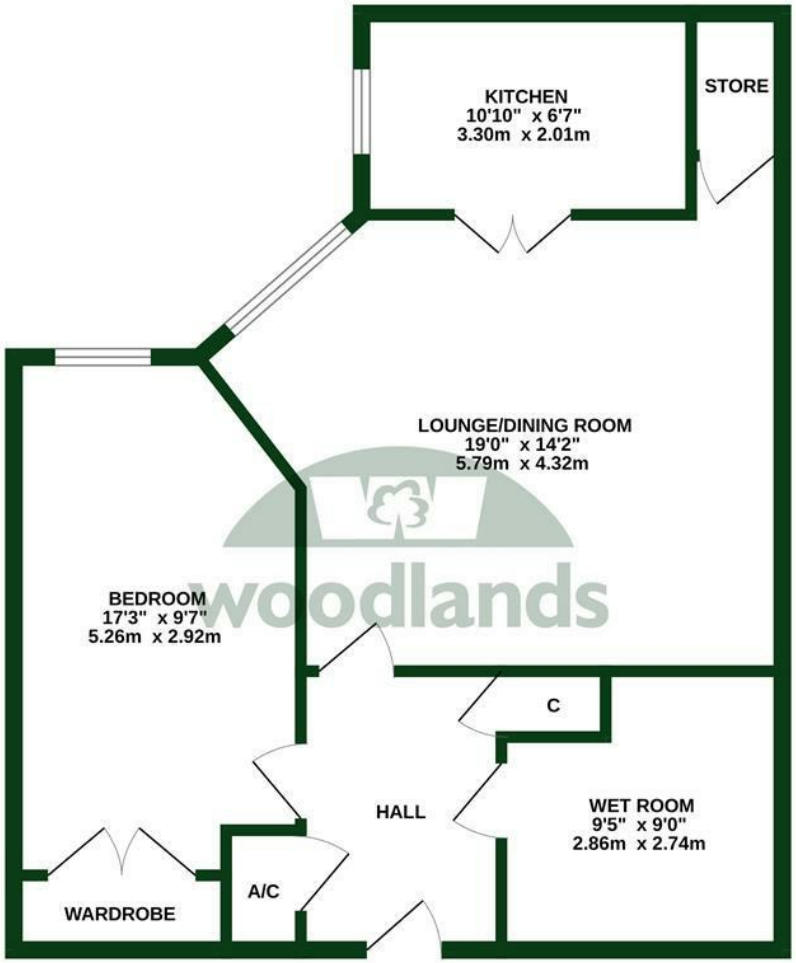
COMMUNAL PARKING

YEARS REMAINING ON LEASE: 105

GROUND RENT: £405 PER ANNUM

SERVICE CHARGES: £9,131 PER ANNUM

FIRST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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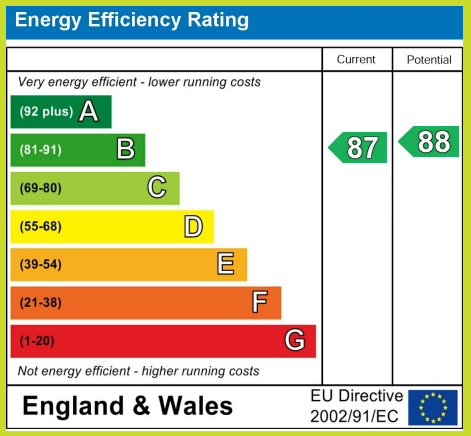

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