



43 LINTERS COURT LONDON ROAD, REDHILL, SURREY, RH1 2JN

£95,000

LEASEHOLD

****PART EXCHANGE CONSIDERED**** TOP FLOOR ONE BEDROOM ASSISTED LIVING APARTMENT CLOSE TO REDHILL TOWN CENTRE.

Accommodation comprises an entrance hall with built in storage, a wet room with both bath and shower facilities, a double bedroom with fitted wardrobes, a spacious lounge/dining room and a separate fitted kitchen.

Linters Court was built by McCarthy and Stone in 2006. Situated just over half a mile from the town of Redhill. Benefits include 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 meal (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 lifts 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.

DIRECTIONS - from Redhill town centre take the A23 London Road. Continue straight on at the main set of traffic lights and crossroads and Linters Court will be found on the left hand side of the road.

- TOP FLOOR RETIREMENT FLAT
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM
- COMMUNAL PARKING
- COUNCIL TAX BAND: C
- PART EXCHANGE AVAILABLE
- KITCHEN
- WET ROOM
- EXCELLENT FACILITIES
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

9'5 x 6'0 (2.87m x 1.83m)

LOUNGE/DINING ROOM

17'9 (max) x 10'8 (5.41m (max) x 3.25m)

KITCHEN

9'2 x 7'1 (2.79m x 2.16m)

DOUBLE BEDROOM

14'10 x 10'1 (4.52m x 3.07m)

WET ROOM

9'3 x 6'9 (2.82m x 2.06m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL PARKING

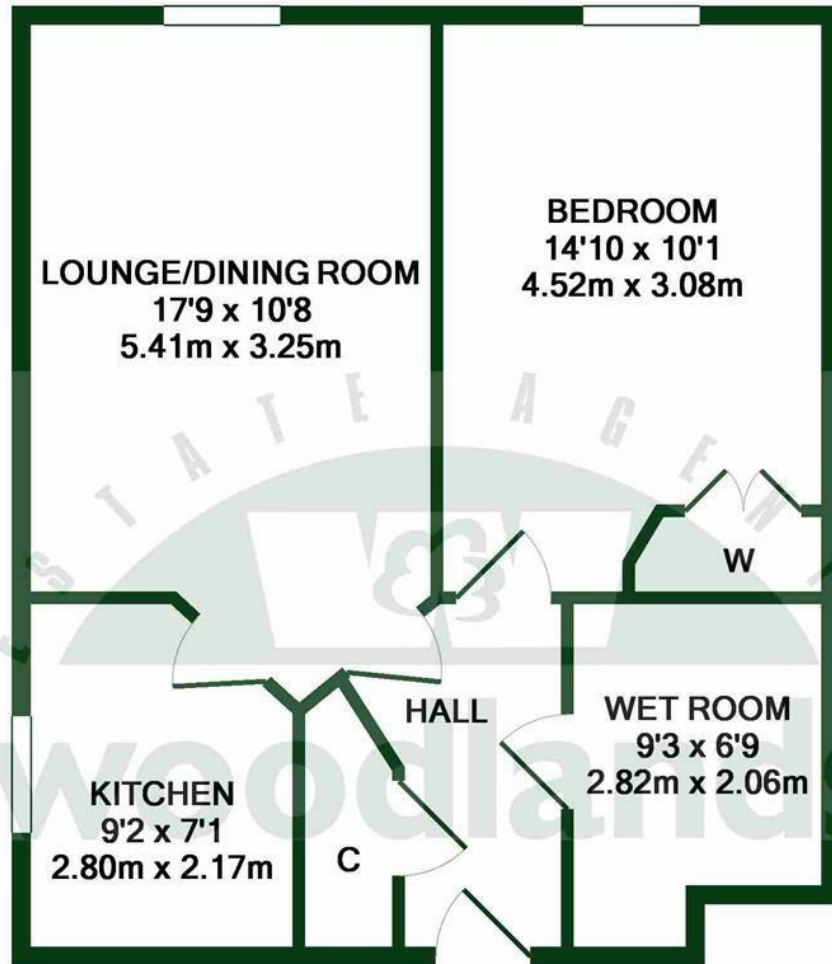
COMMUNAL GARDENS

LEASE: 125 YEARS FROM 2006

GROUND RENT: £405 PA

MAINTENANCE: £676.13 PCM





TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		81	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		72	76

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