woodlands

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

£170,000

LEASEHOLD

Impressively spacious, two double bedroom retirement apartment, with superb facilities and lift access.

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**
- **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

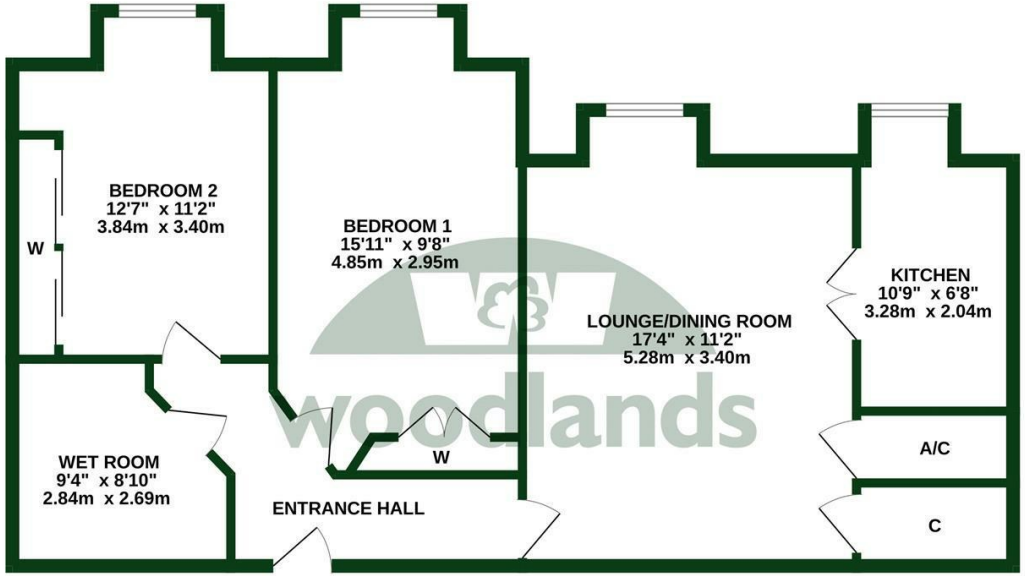
COMMUNAL PARKING

YEARS REMAINING ON LEASE: 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.
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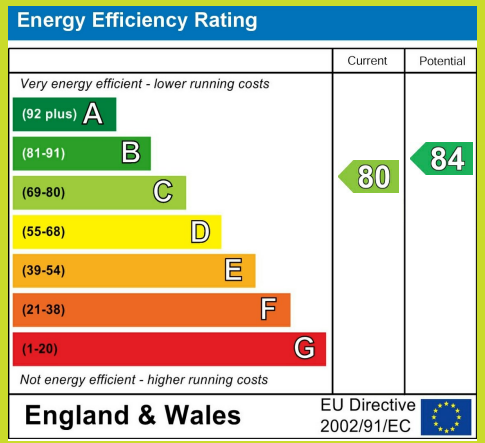

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