



26 LINTERS COURT LONDON ROAD, REDHILL, SURREY, RH1 2JN
£150,000
LEASEHOLD

**** SPACIOUS TWO BEDROOM RETIREMENT APARTMENT, WITH NO ONWARD CHAIN, OFFERING SUPERB ASSISTED LIVING FACILITIES ****

Linters Court is a highly-regarded development built by McCarthy & Stone. Situated just over half a mile from Redhill town centre – with its shopping centre, street markets, theatre, library and soon a 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.

In the entrance hall of this bright and quiet first-floor apartment are a telephone entry system and a large built-in cupboard. The spacious lounge/diner has double doors to a fitted kitchen. There are two good-sized double bedrooms (one used currently as a study) and a wet room with bath and shower. Every room has security pull-cords, and an on-site warden is available 24/7. All windows are double-glazed and the wall-mounted electric heaters are economical to run. The service fee covers an hour's domestic help per week, use of the laundry room, and storage/charging facilities for motability scooters.

The attractive gardens comprise several lawns, gazebo, patio – and a small orchard, seen from this apartment. 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; for reasonable fees, both a function room and a guest suite are available for hire.

- **FIRST FLOOR ASSISTED LIVING**
- **SEPARATE KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **GREAT FACILITIES**
- **COUNCIL TAX BAND: D**
- **LOUNGE/DINING ROOM**
- **NO CHAIN**
- **WET ROOM WITH GRAB RAILS**
- **LIFT & RESIDENTS PARKING**
- **EPC RATING: B**





ROOM DIMENSIONS:

ENTRANCE HALL

15'11 x 9'4 (4.85m x 2.84m)

LOUNGE/DINING ROOM

21'3 x 10'9 (6.48m x 3.28m)

KITCHEN

9'6 x 7'6 (2.90m x 2.29m)

BEDROOM ONE WITH BUILT IN WARDROBE

15'2 x 10'1 (4.62m x 3.07m)

BEDROOM TWO (CURRENTLY USED AS STUDY)

15'3 x 9'7 (4.65m x 2.92m)

WET ROOM

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

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

LIFT TO ALL FLOORS

LEASE: 125 YEARS FROM 01.03.2005

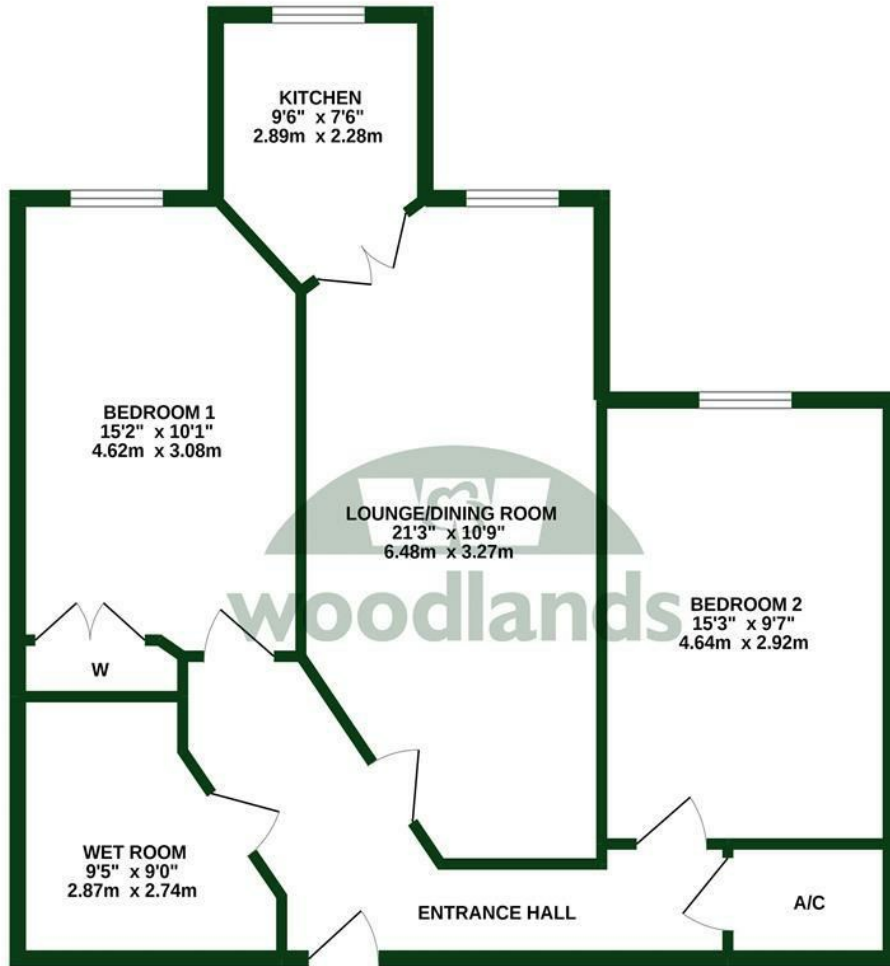
LEASE: 107 YEARS REMAINING

GROUND RENT: £475 PER ANNUM

SERVICE CHARGE: £797.02 PER MONTH



FIRST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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