



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

**£130,000
LEASEHOLD**

***** SPACIOUS GROUND FLOOR RETIREMENT APARTMENT WITH
A PLEASANT OUTLOOK *****

This spacious, one bedroom property has the benefit of being in arguably the most enviable position within Linters Court, with a larger, south facing patio area overlooking the gardens.

Through the front door there is an entrance hall with a built in storage cupboard, and wall mounted entry phone. There is a wet room, which also benefits from a full size bath, a fitted kitchen with a double glazed window to the side, a generous double bedroom with fitted wardrobes, and a lounge/dining room that has garden access.

Linters court has the benefit of an excellent range of facilities, including a spacious residents lounge, a restaurant with subsidised meals, mobility scooter charging, 24 hour warden, domestic assistance and beautiful gardens.

Redhill town centre is only a mile away, and has a healthy selection of high street stores, as well as a shopping centre, multi screen cinema, Sainsburys super store, extensive bus links and trains to London, Gatwick and the south coast.

- GROUND FLOOR
- LOUNGE/DINING ROOM
- WET ROOM
- SUPERB FACILITIES
- COUNCIL TAX BAND: C
- RETIREMENT APARTMENT
- KITCHEN
- PATIO GARDEN
- CLOSE TO TOWN
- EPC RATING: C





ROOM DIMENSIONS:

ENTRANCE HALL

9'5 x 3'9(min) (2.87m x 1.14m(min))

LOUNGE/DINING ROOM

17'8 x 10'8 (5.38m x 3.25m)

KITCHEN

9'3 x 7'0 (2.82m x 2.13m)

BEDROOM ONE

16'0 x 10'0 (4.88m x 3.05m)

WET ROOM

9'6 x 6'8 (2.90m x 2.03m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

PATIO GARDEN

COMMUNAL PARKING & GARDENS

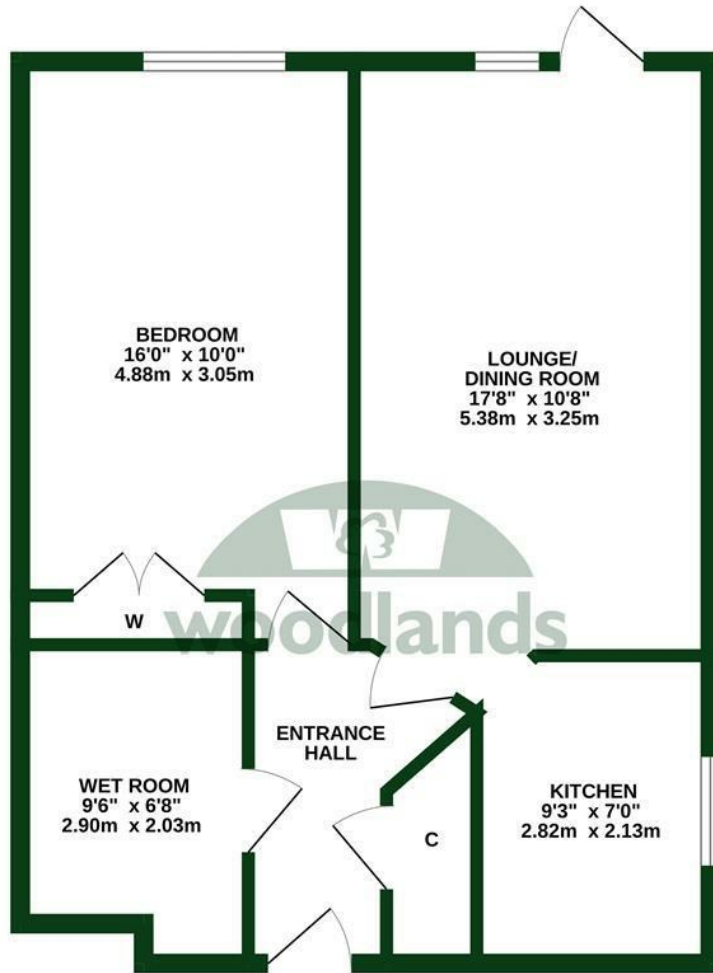
YEARS REMAINING ON LEASE: 105

GROUND RENT: £405 PER ANNUM

SERVICE CHARGES: £8,953.32 PER ANNUM



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	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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