



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

£125,000

LEASEHOLD

***** FIRST FLOOR RETIREMENT APARTMENT WITHIN THE POPULAR LINTERS COURT DEVELOPMENT, LOCATED CLOSE TO REDHILL TOWN *****

This property offers a spacious entrance hall with built in storage, a generous wet room, a double bedroom with built in wardrobes and a large lounge/dining room with doors to a separate kitchen.

Linters Court was built by McCarthy and Stone in 2004. 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 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, garden upkeep, water, water rates and building insurance. The ground rent is payable twice yearly, the lease is the remainder of 125 years from 2004.

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.

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|-----------------------|-----------------------|
| ■ RETIREMENT PROPERTY | ■ COMMUNAL FACILITIES |
| ■ LOUNGE/DINING ROOM | ■ KITCHEN |
| ■ DOUBLE BEDROOM | ■ WET ROOM |
| ■ GARDENS & PARKING | ■ CLOSE TO TOWN |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: B |





ROOM DIMENSIONS:

ENTRANCE HALL

9'4 x 5'0 (2.84m x 1.52m)

LOUNGE/DINING ROOM

20'4 x 10'9 (6.20m x 3.28m)

KITCHEN

9'7 x 7'7 (2.92m x 2.31m)

DOUBLE BEDROOM

15'1 x 10'1 (4.60m x 3.07m)

WET ROOM

9'5 x 8'10 (2.87m x 2.69m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

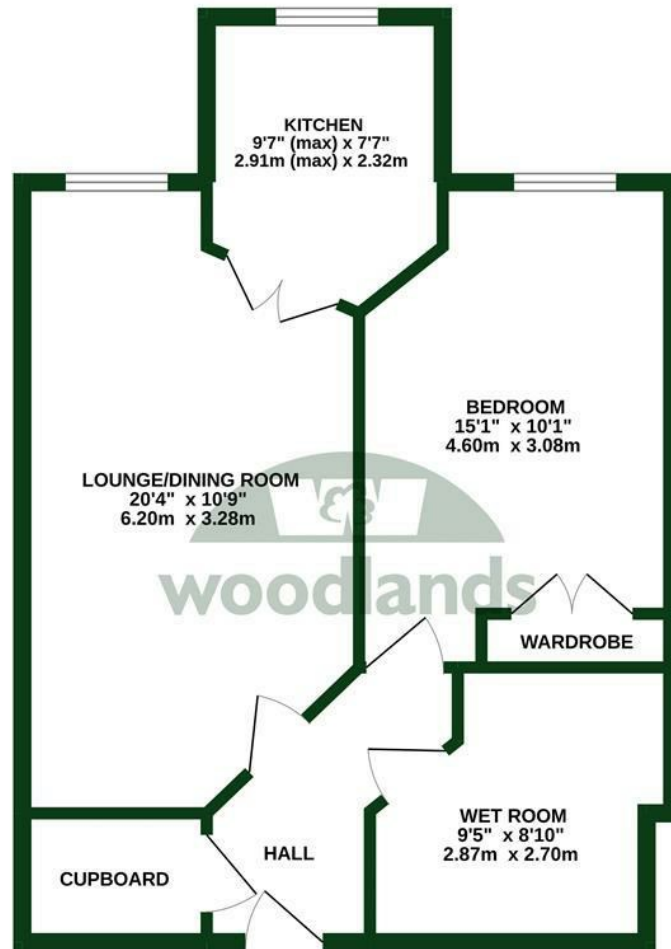
LEASE: 125 YEARS FROM 2005

GROUND RENT: £405 PER ANNUM

SERVICE CHARGE: £8,308.05 PER ANNUM



FIRST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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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