



Redlin Court

RETIREMENT PROPERTIES
For Sale/To Let

Redlin Court
Please Drive
Slowly

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FLAT 17 REDLIN COURT LINKFIELD LANE, REDHILL, SURREY, RH1 1TB

£100,000

LEASEHOLD

***** ENTRY FLOOR, ONE BEDROOM APARTMENT WITH A MODERN KITCHEN AND SHOWER ROOM *****

Offered for sale with no chain, this good size, one bedroom apartment is located within Redlin Court, which is a retirement development for those of retirement age.

There are some great communal facilities, including a residents lounge with a kitchen, a laundry room, guest suites and a warden during the day.

The apartment is just down the hall from the residents lounge and entrance foyer, through the front door there is an entrance hall with a large built in storage cupboard and an entry phone system. You have a good size lounge/dining room, with a separate, modern kitchen area. There is a double bedroom with fitted wardrobes and you have a modern shower room. The property benefits from electric heating and double glazed windows.

There are resident and visitors parking spaces at the rear, as well as communal gardens.

Redhill town centre can be found only half a mile from Redlin court, and there is a bus stop just around the corner. Within the town centre there is a wide range of shops and amenities, including a multi screen cinema, shopping centre, numerous coffee shops, a Sainsbury's superstore and a excellent transport links.

- | | |
|-----------------------------|-------------------------|
| ■ NO CHAIN | ■ FIRST FLOOR APARTMENT |
| ■ LOUNGE/DINING ROOM | ■ MODERN KITCHEN |
| ■ DOUBLE BEDROOM | ■ SHOWER ROOM |
| ■ CLOSE TO RESIDENTS LOUNGE | ■ COMMUNAL LAUNDRY ROOM |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

LOUNGE/DINING ROOM

10'07" x 17'04" (3.23m x 5.28m)

KITCHEN

7'03" x 5'03" (2.21m x 1.60m)

BEDROOM

8'08" x 13'10" (2.64m x 4.22m)

SHOWER ROOM

5'05" x 6'07" (1.65m x 2.01m)

COMMUNAL LAUNDRY ROOM

RESIDENTS LOUNGE

COMMUNAL GARDENS

COMMUNAL PARKING

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

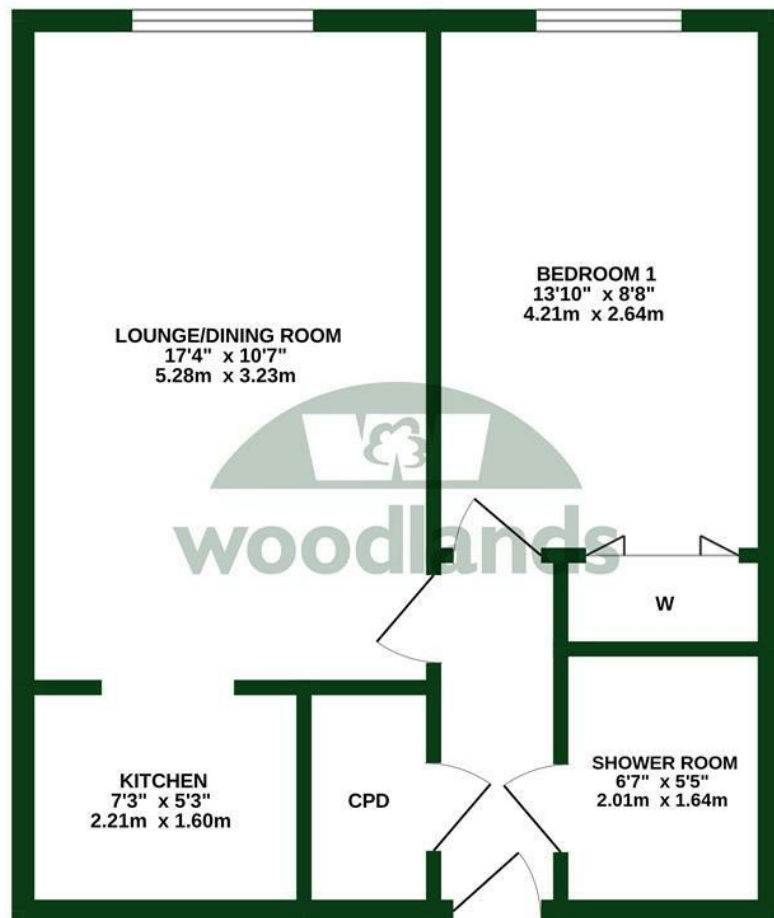
LEASE LENGTH: 89 YEARS

SERVICE CHARGE: £2,918.70 PER ANNUM

GROUND RENT: £579.88 PER ANNUM



FIRST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.1 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		
(69-80) C	74	77
(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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