



Connells

Lewis Court Linkfield Lane
Redhill



A centrally located and well appointed development built in 2007 by Messrs McCarthy & Stone. The development features parking, a residents lounge, laundry room, pleasant gardens, a guest suite and there is a passenger lift servicing all floors within the building.

This particular apartment has been subject to cosmetic improvement allowing you to move straight in with little work to do.

You are welcomed into a spacious entrance hallway which offers access to two large storage cupboards.

The sizeable reception room offers access out onto a sunny patio area where you can open the door in the warmer months and let the summer's breeze flow throughout the apartment.

The fitted kitchen is just off of this room and offering matching wall and base units into which the appliances are integrated for you.

The two doubles are a fantastic size, the main double room boasts fitted wardrobes. The second bedroom could be versatile to your needs, perfect for visiting guests when they come to stay or it could be utilised as a formal dining room.

The bathroom is comprehensively fitted including a bath and a separate shower cubicle.

The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency response system.

The town centre is a five minute stroll away offering access to local doctors, dentists, library, leisure centre and a wide selection of bus and rail links.



Entrance Hallway

Living & Dining Room

22' 9" Max x 10' 9" Max (6.93m Max x 3.28m Max)

With access out onto a:

Patio Area

Kitchen

8' 7" Max x 7' 5" Max (2.62m Max x 2.26m Max)

Bedroom One

14' 5" Max x 9' 8" Max (4.39m Max x 2.95m Max)

Bedroom Two

15' 7" Max x 8' 11" Max (4.75m Max x 2.72m Max)

Bath & Shower Room

9' 8" Max x 6' 11" Max (2.95m Max x 2.11m Max)

Outside

Communal Gardens

Residents Parking

Residents Facilities

Laundry room, residents lounge & guest suite









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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43 Station Road
REDHILL RH1 1QH

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407568

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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