



Connells

Redlin Court Linkfield Lane
Redhill



A centrally located and well-appointed retirement development which features parking, a residents lounge, laundry room, pleasant gardens and grounds, a guest suite and there is a lift servicing all floors.

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

The apartment itself is beautifully presented throughout and beyond the welcoming hallway it features a sizeable living and dining room offering ample space for free placement of furniture along with access to a deep storage cupboard.

An opening from the reception opens to a fitted kitchen which has matching wall and base units, worktop space to prepare meals and space for appliances.

The two double bedrooms are well sized, and feature built in mirrored wardrobes making it easy to maintain a clutter-free environment.

To complete the internal accommodation a shower room lined with modern tiles boasts a large walk-in shower cubicle.

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



Entrance Hallway**Living & Dining Room**

15' 6" x 14' 3" Max (4.72m x 4.34m Max)

Kitchen

7' 3" x 5' 11" (2.21m x 1.80m)

Bedroom One

17' 6" x 8' 6" (5.33m x 2.59m)

Bedroom Two

14' 4" x 7' 6" Max (4.37m x 2.29m Max)

Shower Room

6' 8" Max x 6' (2.03m Max x 1.83m)

Communal Areas Include:

Residents Lounge

Laundry Room

Residents Lounge

Guest Suite

Communal Gardens

Residents & Visitor Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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43 Station Road
 REDHILL RH1 1QH

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 4378.06

Ground Rent:
 632.61

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407817

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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