



London Road

Redhill, Surrey Redhill

1 Bedroom

**£1,400 pcm + security
deposit**

woodlands*lettings*
lettings and property management

27 Linters Court London Road

Description

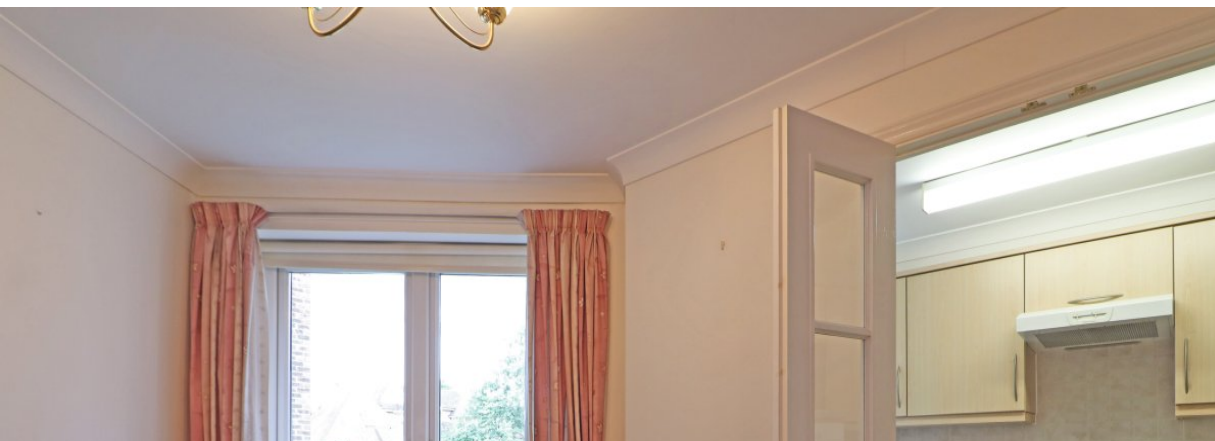
- Apartment - Unfurnished
- 1 Bathroom
- Energy Rating : B
- Accessibility: Lift
- 1 Bed + 1 Reception
- Shower
- Council Tax Band C
- Residents Parking



Linters Court is a rather special place to live, with a fantastic community feel. Specifically catering for anyone over the age of 60 years old Linters Court has a lot to offer. Residents should 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.

Benefits of Linters Court include a 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 meals (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. Also included is one hour of domestic assistance per week and washing and ironing once a week

The well maintained building has onsite wardens 24 hours a day, a lovely community lounge where there is often entertainment or the opportunity to socialise with other residents for a tea or quiet chat. Residents will enjoy concessions on meals should they wish to use the onsite facilities. There is a washing service available, lifts to all floors, beautifully maintained communal gardens and for anyone needing some extra assistance there are pull cords located within each property which will bring immediate help. This one bedroom apartment has a spacious living room and fully equipped kitchen. There is a bathroom with tub and wet room style shower area. As an extra bonus the water rates are included in the rent. The property is available unfurnished, NOW.



Accommodation Comprises:



Certificate Number : 9370-2833-3400-2094-7385

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87	88
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9370-2833-3400-2094-7385>

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Our Fees

Tenancy fees from the 1st June 2019

Company Lets £540.00 inc. VAT

Tenant swap during tenancy £50.00 inc VAT per tenant

Change of tenancy terms including rent due date £50.00 inc VAT per change

Late rent payment (currently 3.75%) Bank Base Rate + 0.75% of each month's rent that is late

Pet Premium - £50 per month for the first pet and £10 per month for each additional pet. The premium is non-refundable.

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Woodlands Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.