





**FLAT 24 LEWIS COURT, 65 LINKFIELD LANE, REDHILL, SURREY, RH1 1DU**

**£155,000**

**LEASEHOLD**

Beautifully presented first floor retirement apartment, only a short walk to Redhill town centre.

Lewis Court is a popular retirement development situated in a perfect spot for Redhill town centre with a handy parade of shops and a pub just across the road. Benefits of the development include, warden assistance, emergency pull cord system, a residents lounge, laundry room, well kept gardens and residents parking.

The apartment has a large entrance hall with a built in airing cupboard, that houses the hot water cylinder. You have a spacious lounge/dining room which overlooks the well kept gardens, and has doors opening to the fitted kitchen. There is a very generous double bedrooms, with fitted wardrobes, and stylish, refitted shower room.

As well as the local facilities you have a wide range of shops and amenities on offer within the bustling town centre of Redhill which is only 600 yards away. There is a shopping centre with a newly opened NHS community facility, a weekly local market in the main square, extensive bus and train links, including direct services to central London and Gatwick airport.

- |                        |                    |
|------------------------|--------------------|
| ■ RETIREMENT APARTMENT | ■ FIRST FLOOR      |
| ■ LOUNGE/DINING ROOM   | ■ SEPARATE KITCHEN |
| ■ LARGE DOUBLE BEDROOM | ■ NEW SHOWER ROOM  |
| ■ RESIDENTS LOUNGE     | ■ GREAT LOCATION   |
| ■ COUNCIL TAX BAND: C  | ■ EPC RATING: B    |







#### **ROOM DIMENSIONS:**

##### **LOUNGE/DINING ROOM**

19'0 max x 10'0 max 6'6" min (5.79m max x 3.05m max 1.98m min)

##### **KITCHEN**

8'1 max x 7'5 max (2.46m max x 2.26m max)

##### **DOUBLE BEDROOM**

23'11 max x 12'1 max (7.29m max x 3.68m max)

##### **BATHROOM**

6'10 x 5'6 (2.08m x 1.68m)

##### **ELECTRIC HEATING**

##### **DOUBLE GLAZED WINDOWS**

##### **RESIDENTS LOUNGE**

##### **COMMUNAL GARDENS**

##### **RESIDENT AND VISITOR PARKING**

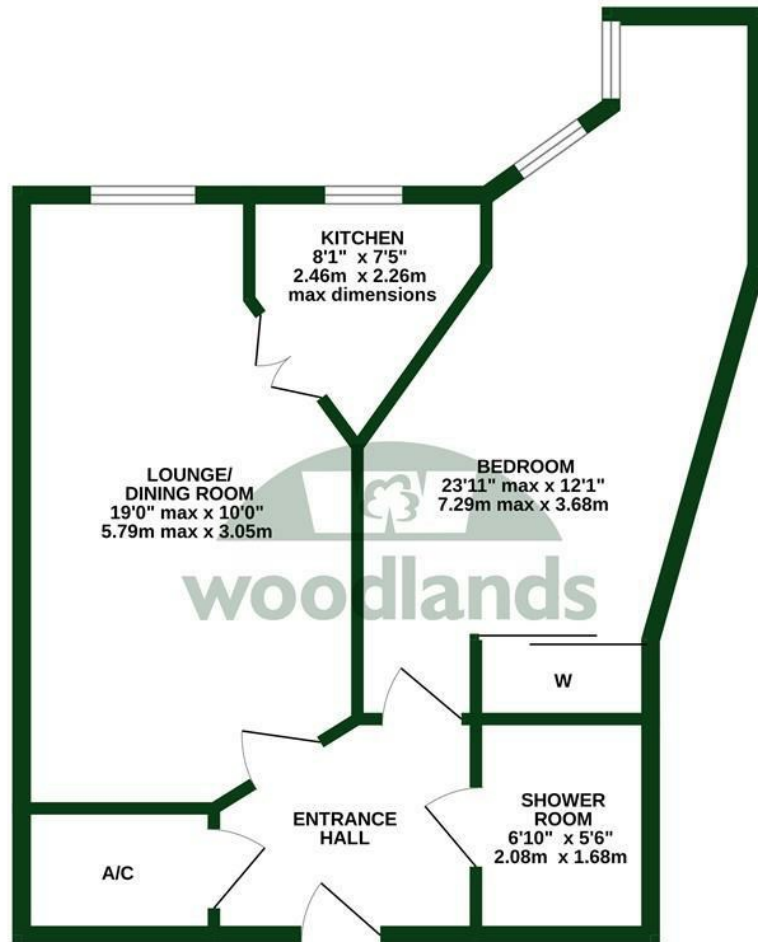
##### **YEARS REMAINING ON LEASE: 107**

##### **GROUND RENT: £425 PER ANNUM**

##### **MAINTENANCE: £3,253.16 PER ANNUM**



FIRST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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                                   | 81                      | 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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