





**8 LINTERS COURT LONDON ROAD, REDHILL, SURREY, RH1 2JN**

**£140,000**

**LEASEHOLD**

The perfect option for someone looking for a downsize. Generous rooms, great facilities and direct access to a patio garden.

Linters Court is a popular retirement development in a great spot just half a mile from Redhill town centre. Offering an ideal set up for those wanting to maintain their own space, yet still socialise and enjoy the great range of events laid on.

The apartment is on the ground floor, with a southerly aspect. There is a hallway with a good size built in cupboard that houses the hot water system. You have a lounge/dining room with a door to a patio area and a door to the separate kitchen, which has a waist high oven and power operated window. There is a large wet room with both bath and shower facilities, and then you have a double bedroom with a built in wardrobe.

Linters Court facilities include a 24 hour warden, with emergency assistance pull cords, a laundry room, guest suites, an hour a week of domestic assistance and delicious meals from the onsite restaurant which are subsidised to offer excellent value. There is a large residents lounge, where you can get involved in a whole range of activities, and a well kept communal garden to enjoy.

- GROUND FLOOR RETIREMENT FLAT
- LOUNGE/DINING ROOM
- WET ROOM
- EXCELLENT FACILITIES
- COUNCIL TAX BAND: C
- GARDEN ACCESS
- LARGE BEDROOM
- GENEROUS ROOM
- CLOSE TO TOWN
- EPC RATING: B





## ROOM DIMENSIONS:

### ENTRANCE HALL

### LIVING ROOM

24'10 x 10'9 (7.57m x 3.28m)

### KITCHEN

9'7 x 7'7 (2.92m x 2.31m)

### DOUBLE BEDROOM

18'0 x 10'0 (5.49m x 3.05m)

### WET ROOM

9'5 x 8'9 (2.87m x 2.67m)

### DOUBLE GLAZED WINDOWS

### ELECTRIC HEATING

### COMMUNAL GARDENS AND PARKING

### YEARS REMAINING ON LEASE - 104 YEARS

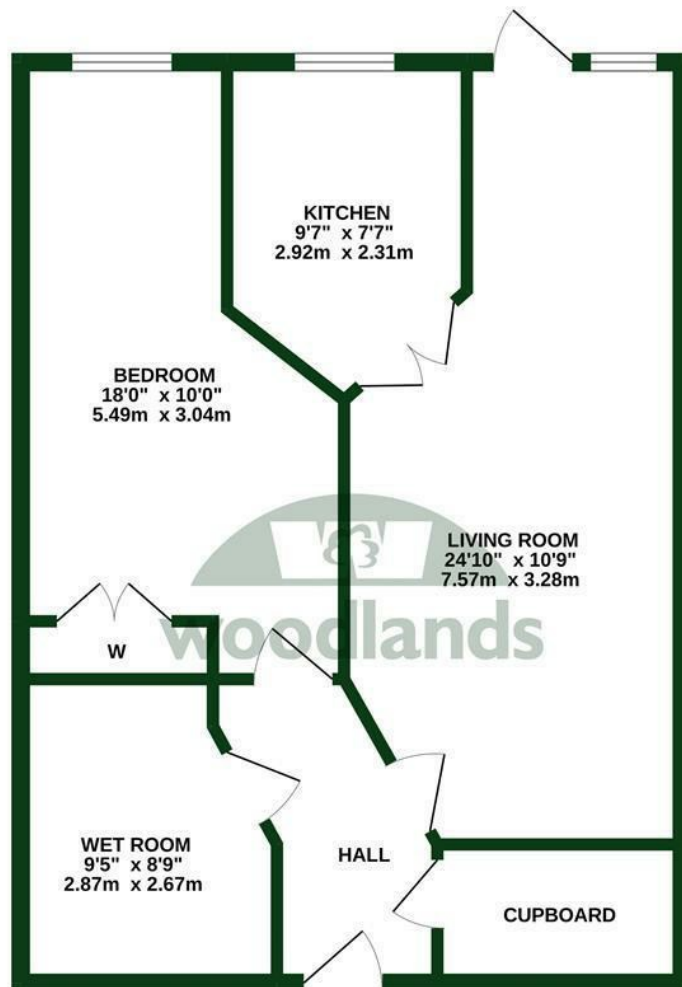
### GROUND RENT: £405 PER ANNUM

### MAINTENANCE CHARGES: £9,200 PER ANNUM





GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 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	82	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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