



Linters Court

PRIVATE ROAD
5



**FLAT 4 LINTERS COURT, 101 LONDON ROAD, REDHILL, SURREY,
RH1 2JN
£120,000
LEASEHOLD**

***** WELL PRESENTED, GROUND FLOOR RETIREMENT APARTMENT, WITH A
SUPERB RANGE OF FACILITIES *****

Linters Court is a McCarthy and Stone built complex, that caters to those wanting the ability to socialise, as well as having their own private space. The building has 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.

The apartment itself has a spacious entrance hall, with a large built in store cupboard. There is a generous double bedroom, with fitted wardrobes, a wet room with both bath and shower facilities, and a large lounge/dining room with full height double glazed window to the front, and double doors to a separate fitted kitchen.

Redhill town centre, which is only a short walk from Linters Court, offers an excellent range of high street shops, in addition to the Belfry shopping centre. There is a weekly local market within the main square, a number of pubs and restaurants, as well as a modern, multi screen cinema complex, which offers bowling, American pool, a weekly quiz and a number of other activities.

In addition, Redhill has an extensive bus network, with routes to Croydon, Merstham, East Surrey Hospital, Reigate and out to Horley and Crawley. You also have direct mainline trains to central London, Guildford, Gatwick Airport, Tonbridge and the south coast.

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|-----------------------|----------------------|
| ■ RETIREMENT PROPERTY | ■ GROUND FLOOR |
| ■ LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ DOUBLE BEDROOM | ■ GREAT FACILITIES |
| ■ 0.5 MILE TO TOWN | ■ SPACIOUS APARTMENT |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

9'0 x 5'0 (2.74m x 1.52m)

LOUNGE/DINING ROOM

21'4 x 11'8 (6.50m x 3.56m)

KITCHEN

9'0 x 7'0 (2.74m x 2.13m)

DOUBLE BEDROOM

17'11 x 9'3 (5.46m x 2.82m)

WET ROOM

9'4 x 9'0 (2.84m x 2.74m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL PARKING

COMMUNAL GARDENS

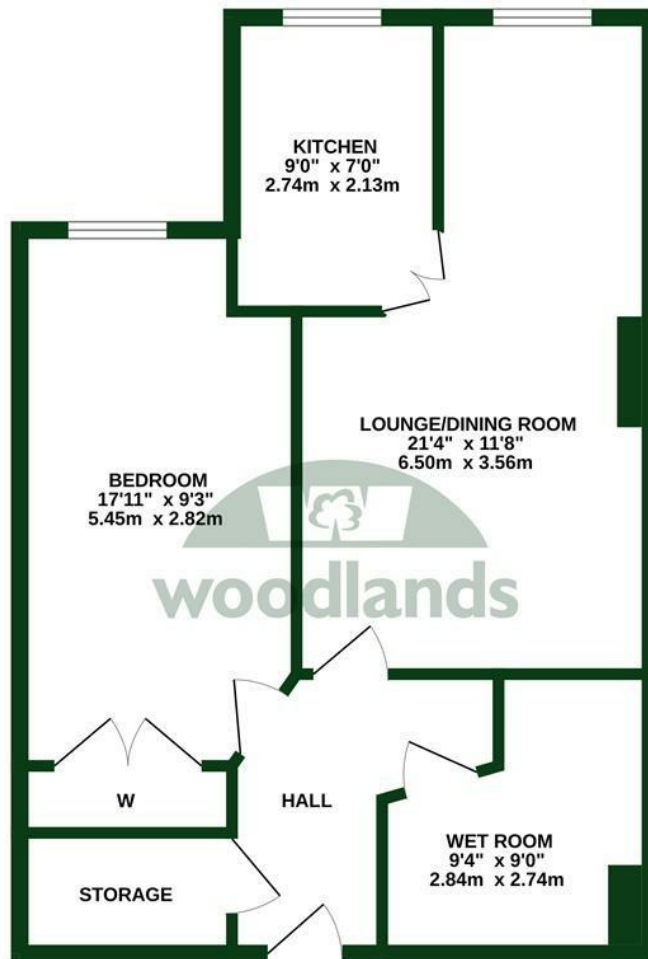
YEARS REMAINING ON LEASE: 105

GROUND RENT: £405 PER ANNUM

SERVICE CHARGES: £8,979.00 PER ANNUM



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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		84
(69-80) C	76	
(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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