



**Connells**

Linters Court London Road  
Redhill



Built by McCarthy and Stone, a very well-known developer across the UK. This one double bedroom second floor apartment has been specified and designed for independent living.

The generous living room provides ample space for a sofa suite and dining room furniture. With direct access to the kitchen entertaining friends and family when they come to visit will never be an issue.

You will be incredibly impressed by the four-piece bathroom suite that works as a walk in wet room, and the bedroom is an impressive size and has a fitted wardrobe.

Outside there is a lovely well looked after landscaped communal garden and residents parking, as well as internal scooter storage area with an external door that you can drive straight into.

Unlike other assisted living homes, this offers so much more, such as a restaurant for residents, offering lunch every day of the year, which is incredibly handy and allows a great opportunity to socialize with the other residents.

Also, once a week there is someone to come round and help you with domestic chores, you really do get pampered here.

There is 24-hour cover which is provided by the estate managers on site and there is always someone here to help quickly if you have a problem.

The property is also situated within a short distance of a bus stop, Redhill town centre and mainline train station.



**Entrance Hallway**

**Living & Dining Room**

15' x 10' 8" ( 4.57m x 3.25m )

**Kitchen**

9' 2" x 7' 1" ( 2.79m x 2.16m )

**Bedroom One**

14' 10" x 10' 1" ( 4.52m x 3.07m )

**Bath / Wet Room**

9' 5" Max x 6' 9" ( 2.87m Max x 2.06m )

**Outside**

**Communal Gardens**

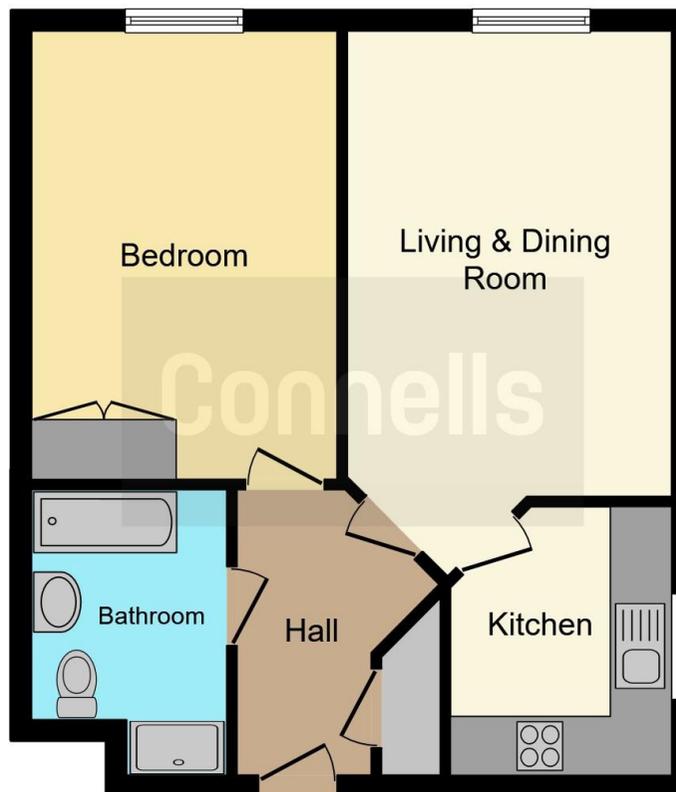
**Communal Parking**

**Communal Facilities**









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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43 Station Road  
 REDHILL RH1 1QH

EPC Rating: C Council Tax Band: C

Service Charge: 7200.00

Ground Rent: 405.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RED406864](http://connells.co.uk/Property/RED406864)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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