



Linters Court London Road, Redhill RH1 2JN



welcome to

Linters Court London Road, Redhill

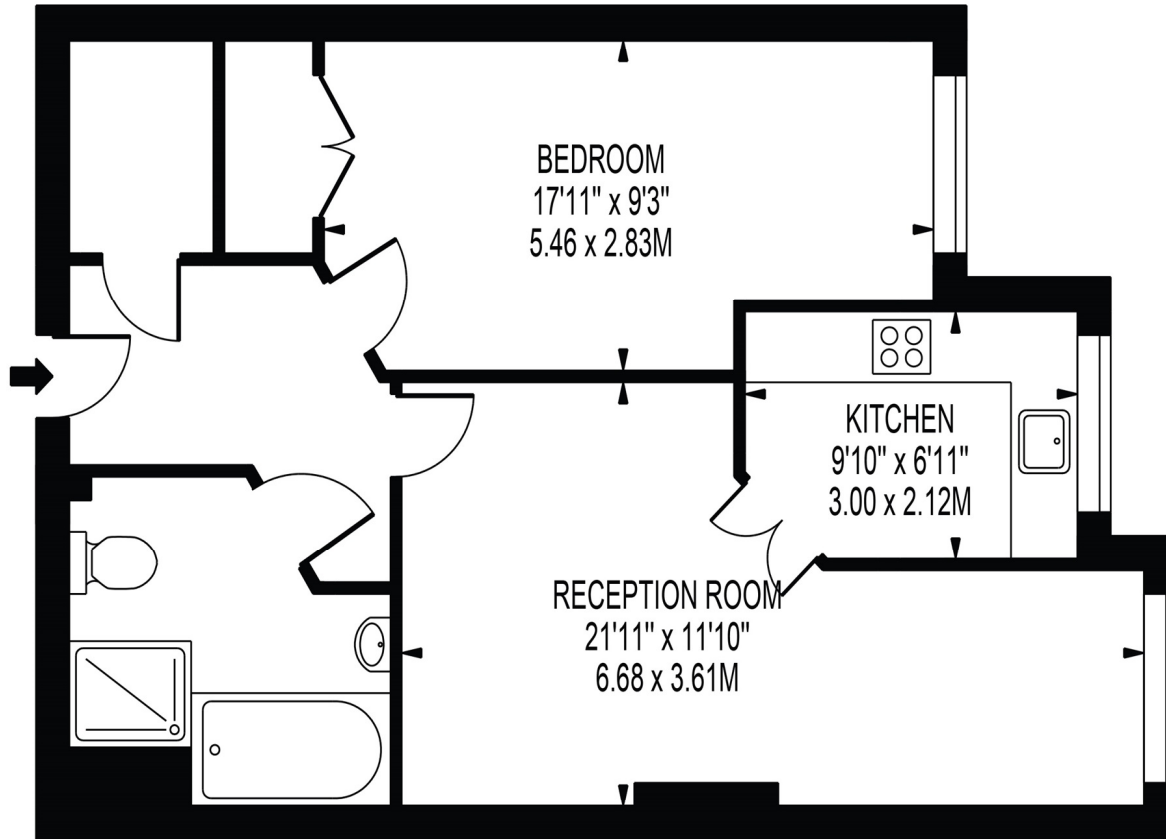
Located within 10 minutes walking distance of Redhill town centre 'Linters Court' is a very modern premium retirement community, for those looking for the finer things in life.

On site you have a large resident's communal area with a restaurant and a warden on site to assist with the day to day. The property needs to be seen to fully appreciate the generous space and high specification finish.



LINTERS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 611 SQ FT - 56.81 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Premium ground floor retirement apartment located in a retirement community for the over 55's.
- Open plan living space with lounge & dining area opening to kitchen.
- Communal residents lounge + Restaurant + laundry
- Apartment is Suitable for wheelchairs - Wet room & wide doorways.
- Situated close to Redhill town centre & Station.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 800.00

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 Leasehold packs.



view this property online [barnardmarcus.co.uk/Property/RDH103689](https://www.barnardmarcus.co.uk/Property/RDH103689)



Property Ref:
RDH103689 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property



barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)