



barnard marcus

Redlin Court Linkfield Lane, Redhill RH1 1TB



welcome to

Redlin Court Linkfield Lane, Redhill

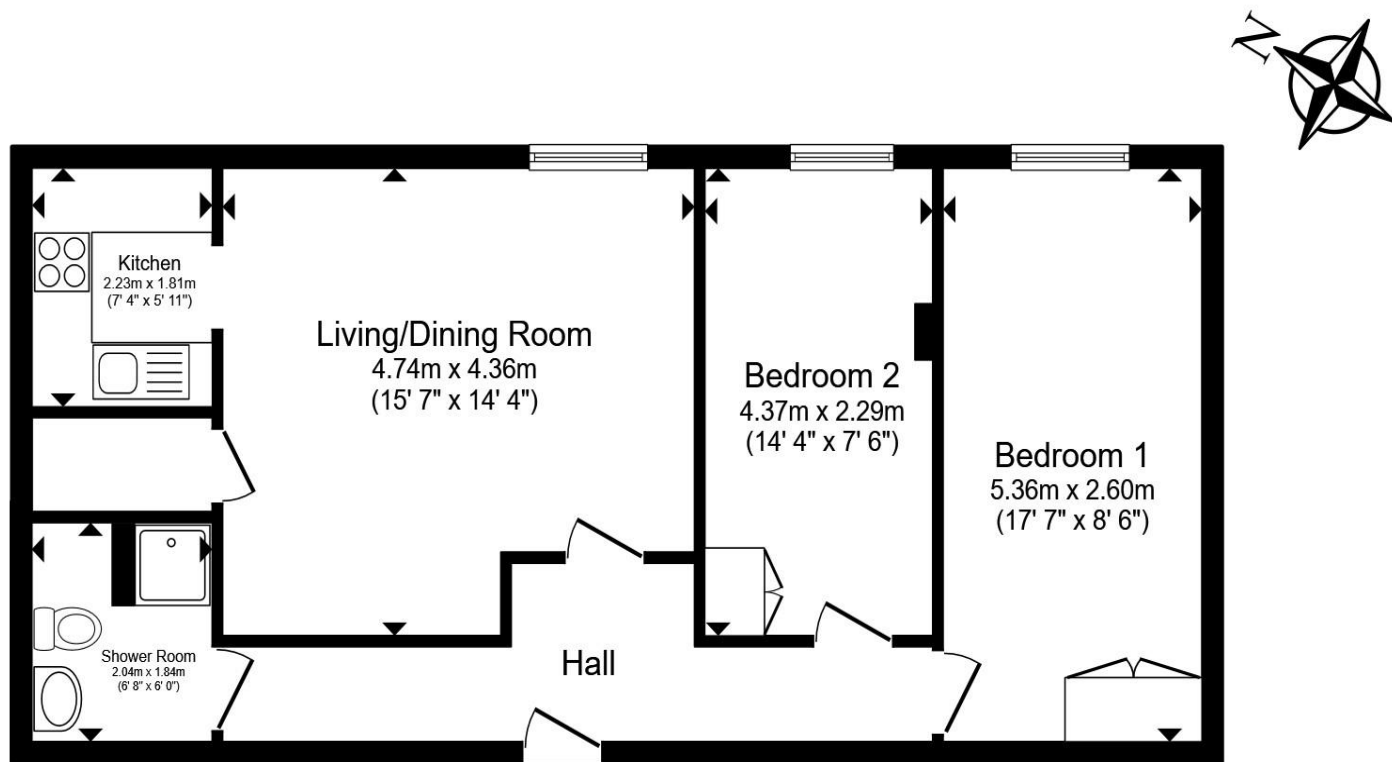
Located just outside of Redhill town centre and station, this retirement community property is in probably the best aesthetic condition of any property I have seen in recent years.

Redecorated throughout and with a new shower room, this property is bright airy and neutrally decorated throughout.

Downstairs you have a large communal lounge overlooking communal gardens, a great place to meet up and make new friends. There is also a communal laundry.

The careline system is 24 hours giving you piece of mind that someone is always on hand if you need them, plus there is a warden on site (not 24hrs).





Floor Plan

Total floor area 62.9 m² (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Large two double bedroom 1st floor apartment (Updated)
- Spacious Lounge/Dining room with plenty of natural light
- Refitted Shower room
- Double bedrooms with fitted wardrobes
- Communal Lounge & Gardens to meet and make new friends

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4520.78

Ground Rent: 632.60

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103937



Property Ref:
RDH103937 - 0002

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.



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