

## 42 Linters Court

93-101 London Road, Redhill, Surrey, RH1 2JN



**PRICE: £115,000**

**Lease: 125 years from 2005**

### Property Description:

#### **A ONE BEDROOM ASSISTED LIVING RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR**

Linters Court is a McCarthy & Stone's Assisted Living Development which consists of one and two bedroom apartments and offers residents the prospect of continued independence in a secure environment. Linters Court is arranged over 3 floors each served by lift. There is a dining room, residents lounge, function room, laundry and guest room. In addition to an Estate Manager there is a team of Assistant Estate Managers who between them provide 24 hour cover. One hour a week of domestic help is provided for the residents in each apartment, the cost of which is included in the service charge. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

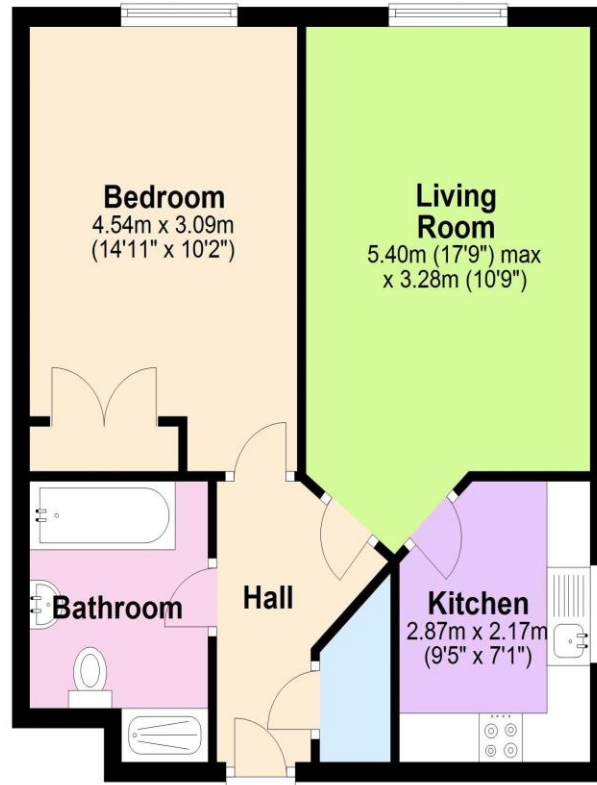
- Estate Manager & Assistants (24 hour cover)
- Residents' lounge, function room & laundry room
- Communal car parking (on a 1st come basis)
- Lease: 125 years from 2005
- Wheelchair accessible & Battery car store
- Guest room with Emergency Call System
- Video door entry system (linked to TV)



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

**Flat**

Approx. 48.0 sq. metres (517.2 sq. feet)



Total area: approx. 48.0 sq. metres (517.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**Next uplift 2028**

**Annual Service Charge:**

**£8803.97**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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