



Asking Price £99,950 Leasehold

1 Bedroom, Apartment - Retirement

18, Homebeech House Mount Hermon Road, Woking, Surrey, GU22 7XF

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Homebeech House

Homebeech House is a delightful development of 112 Studio, one and two bedroom retirement apartments located one mile outside of Woking.

Woking is situated in Northwest Surrey with a 23 mile commute into London. The town offers a wide range of shops and restaurants.

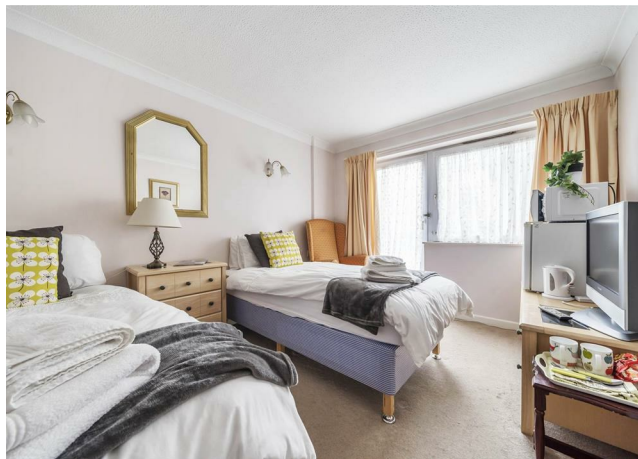
Homebeech's House Manager is on hand throughout the day to support the residents and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the House Manager.

Homebeech House has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Homebeech House is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Homebeech House requires residents to a minimum age of 60.





# Property Overview

## \*\*FIRST FLOOR RETIREMENT APARTMENT IN WOKING\*\*

Churchill Sales and Lettings are delighted to be marketing this lovely one bedroom first floor retirement apartment which is situated in a fantastic position, close to the lift and the stairs. The property offers spacious accommodation and no forward chain.

The Lounge is a lovely room which has ample space for living and dining room furniture. There is an electric fire which provides a focal point to the room.

The Kitchen, which is accessed via the Lounge offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is space for an upright fridge/freezer and a freestanding electric oven.

The Bedroom is a double room which has a useful built in wardrobe. There is also space for additional bedroom furniture if required.

The Shower Room offers a walk in shower cubicle, a wc and a wash hand basin with vanity unit.

Perfectly complementing this lovely apartment is a useful storage cupboard which is situated in the entrance hallway.



# Features

- One bedroom first floor retirement apartment
- Convenient position close to the lift
- Vacant Possession
- Popular development
- 24 Hour Careline system for safety and security
- Owners lounge & Kitchen with regular social events
- House Manager available 5 days a week
- Owners private car park
- Owners Laundry Room
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st August 2024):  
£2371.42 per annum.

Ground Rent: Collected by Proxima.

Council Tax: Band B

99 year Lease commencing 1984

Please check regarding Pets with Churchill Estates  
Management

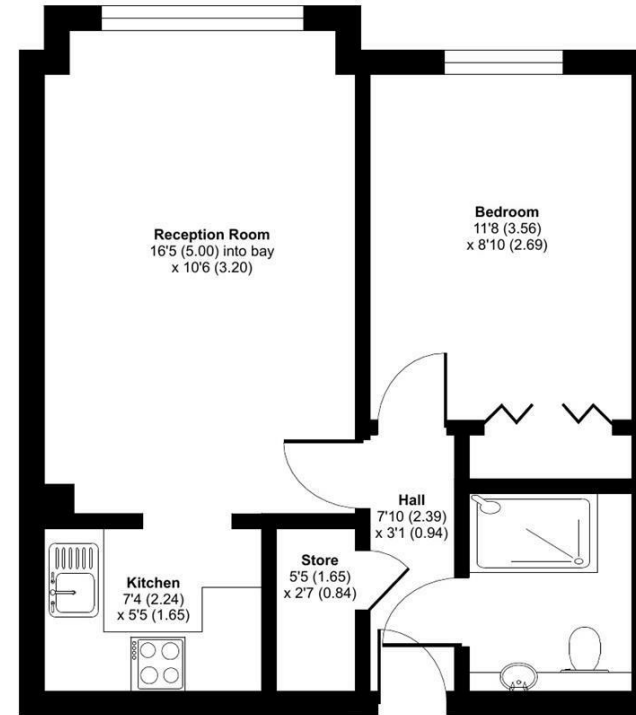
Service charges include: Careline system, buildings  
insurance, water and sewerage rates, communal  
cleaning, utilities and maintenance, garden  
maintenance, lift maintenance & Resident House  
Manager.

Please refer to the Landlord regarding any Transfer  
fee.

EPC Rating: C

Approximate Area = 427 sq ft / 39.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1129475

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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