



£1,000 PCM

1 Bedroom, Apartment - Retirement

17 Homebeech House Mount Hermon Road, Woking, GU22 7XG

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Churchill
Sales & Lettings
Retirement Property Specialists

17 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.

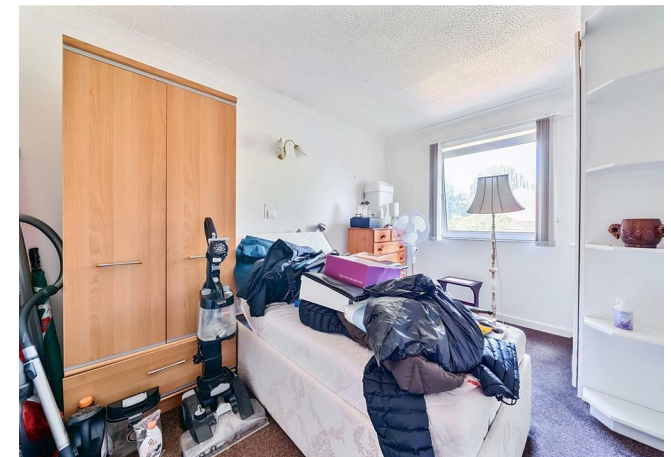
Homebeech's House Manager is on hand throughout the day to support the residents and keep the development in perfect shape.

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

****RETIREMENT APARTMENT FOR THOSE OVER 60 YEARS OF AGE**** Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor apartment. The property offers spacious accommodation throughout and is available immediately.

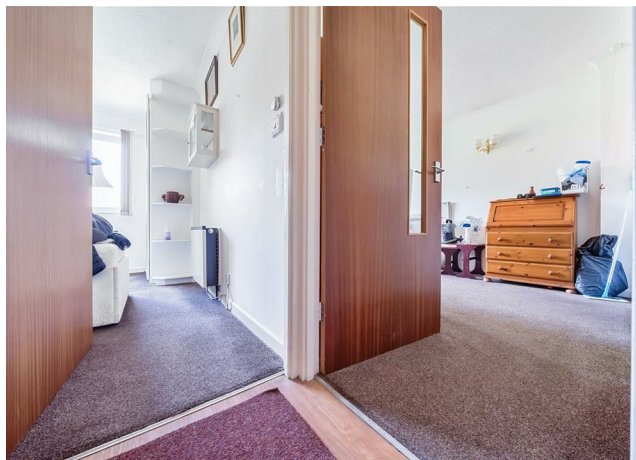
The Lounge offers ample space for living and dining room furniture and has an attractive outlook over the communal gardens.

The Kitchen is accessed via the Lounge and offers plenty of storage with a range of eye and base level units, working surfaces over and tiled splashbacks. There is a built in waist height electric oven and an electric hob with extractor hood over.

The Bedroom is a double room with a useful built in wardrobe.

The modern Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom first floor retirement apartment
- Fitted Kitchen
- 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.
- Rent includes water & sewerage rates
- Pets considered



Key Information

Council Tax: Band B

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

THESE ARE PAID BY THE LANDLORD- Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Resident House Manager.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

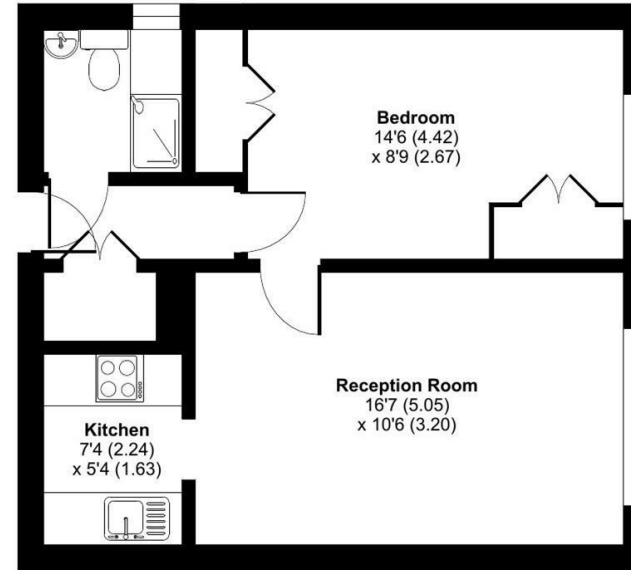
EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2024. Produced for Churchill Estate Agents. REF: 1151165

Approximate Area = 442 sq ft / 41.1 sq m

For identification only - Not to scale



FIRST FLOOR

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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