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£70,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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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

DRAFT PARTICULARS - awaiting verification from the Sellers

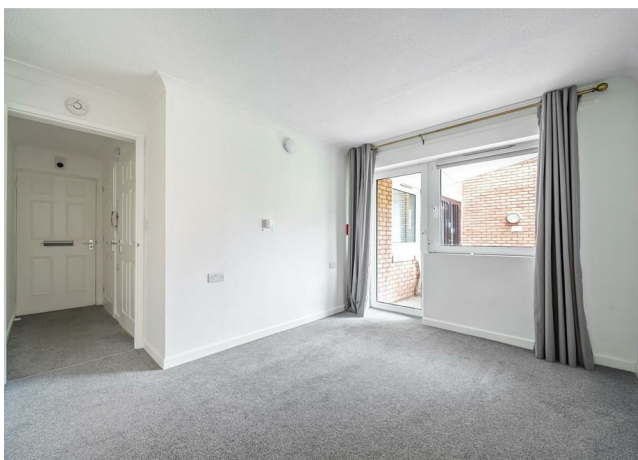
Churchill Sales & Lettings are pleased to be marketing this ground floor retirement Studio apartment.

The Lounge / Bedroom area offers space for furniture with a door opening onto a patio

The Kitchen is accessed via an archway and with low level units and working surfaces over. There is a built in oven, 4 ring electric hob with extractor hood over and space for a fridge/freezer.

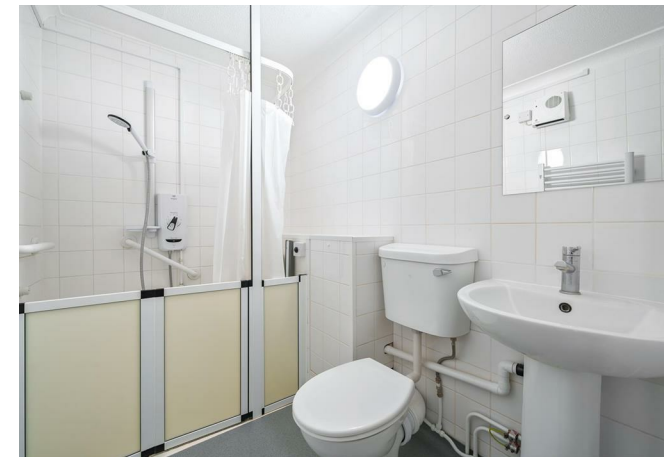
The Bathroom has a walk-in bath with overhead shower, a handrail, heated towel rail, a WC and wash hand basin.

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



# Features

- Ground floor retirement Studio 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 Laundry Room
- Owners private car park
- 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):  
£1,185.71 per annum.

Ground Rent: Collected by Proxima.

Council Tax: Band A

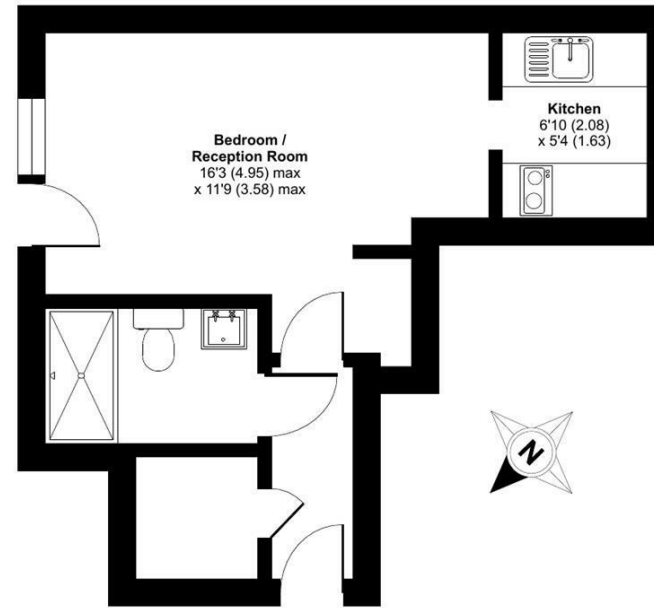
99 year Lease commencing 1984

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.

Approximate Area = 297 sq ft / 27.6 sq m  
For identification only - Not to scale



EPC Rating: C



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: 1159847

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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