



Asking Price £87,500 Leasehold

1 Bedroom, Apartment - Retirement

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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 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 Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Homebeech House requires residents to be a minimum age of 60.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property offers deceptively spacious accommodation.

The Lounge is a good-sized room which has ample space for living and dining room furniture. A large window provides lots of natural light.

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 an oven, 4-ring electric hob, fridge and freezer.

The Bedroom is a generous double with a built-in wardrobe. There is plenty of space for additional bedroom furniture if required.

The Shower room offers a large shower cubicle with handrail, a WC and wash hand basin with vanity unit beneath and extra storage above.

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

Call us today to book your viewing at Homebeech House!



Features

- One bedroom second floor 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 Living developments across the country.



Key Information

Service Charge (Year Ending 31st August 2025):
£2,321.84 per annum.

Ground Rent: Collected by Proxima.

Council Tax: Band B

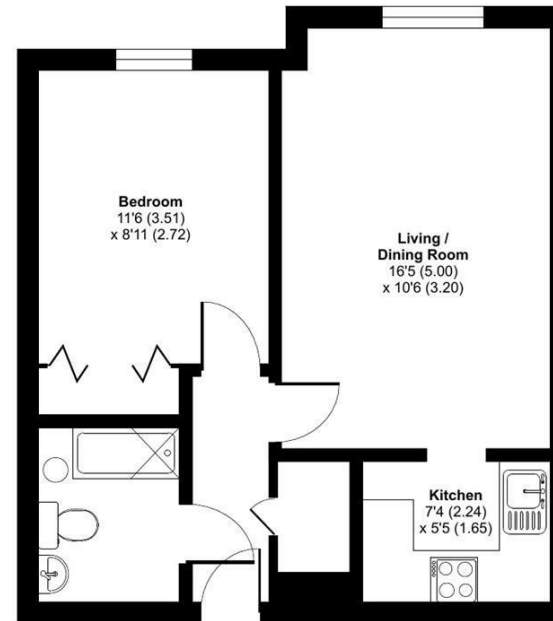
139 year Lease commencing 1984

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 = 427 sq ft / 39 sq m
For identification only - Not to scale



EPC Rating: B



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: 1188160

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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