




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

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Welcome to Homebeech House! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is conveniently located near the lift and stairs providing easy access and benefits from being a large corner apartment providing more light and views of the communal gardens.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide lots of natural light into the room.

The Kitchen offers plenty of storage with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over and space for a fridge/freezer. A window provides light and ventilation.

The Bedroom is a generous double room with built in wardrobes. There is plenty of space for additional furniture if required and a large window keeps this lovely bedroom bright and light.

The Shower room offers a walk in shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the hallway.

Call us today to book your viewing at Homebeech House!



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 Living developments across the country.
- Communal gardens
- Corner apartment



Key Information

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

Approximate Area = 499 sq ft / 46.4 sq m
For identification only - Not to scale

Ground Rent: Collected by Proxima.

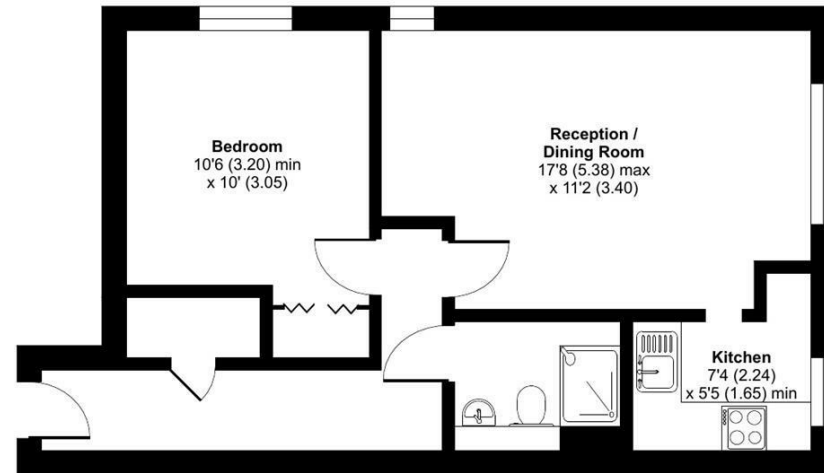
Council Tax: Band B

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1220789

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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