



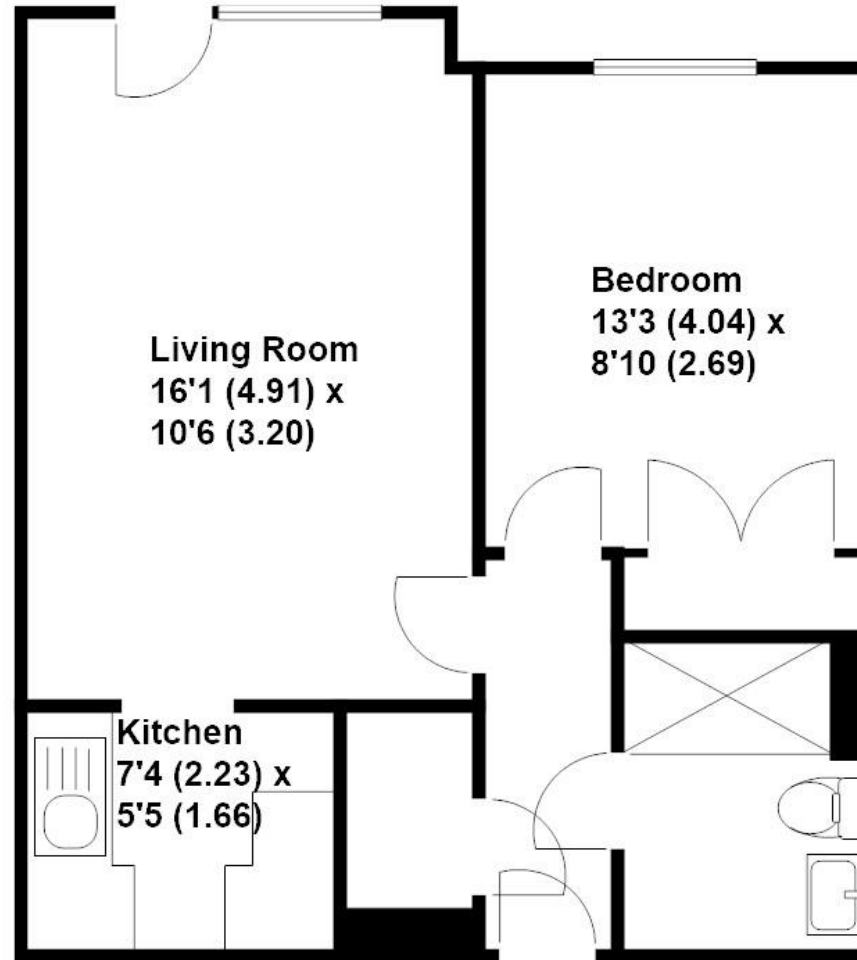
WOKING

£99,500

We are delighted to bring to market this recently refurbished ground-floor retirement flat, situated within a well-regarded and established community.

Mount Hermon Road, Woking

Approximate gross internal floor area 415 sq/ft - 38.6 m/sq



Ground Floor

These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
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Homebeech House, Mount Hermon Road, Woking, Surrey, GU22

- **Ground Floor Retirement Flat**
- **One Double Bedroom**
- **Spacious Living Room**
- **Fitted Kitchen**
- **Modern Shower Room**
- **Communal Sitting Room/Dining Area**
- **Private Patio & Communal Lawns**
- **Double Glazed Windows**
- **NO ONWARD CHAIN**

We are delighted to bring to market this recently refurbished ground-floor retirement flat, situated within a well-regarded and established community. The accommodation is thoughtfully designed, featuring a modern fitted kitchen with ample storage, a spacious sitting room that opens onto a private patio, and a comfortable double bedroom with a fitted wardrobe. The property is completed by a contemporary shower room, offering convenience and style. With double-glazed windows and electric heating throughout.

Beyond the individual flat, residents can enjoy a range of communal facilities that enhance the quality of life in this vibrant community. The communal sitting room and dining area serve as social hubs, where residents can gather for meals, conversations, and various events organised by the on-site manager.

For those who may require additional assistance, the community offers the option for assisted accommodation, ensuring that all residents' needs are met with care and attention. The beautifully maintained lawns surrounding the property add to the tranquil and pleasant atmosphere, making this flat not just a home, but part of a welcoming and supportive community. The property is offered to the market with NO ONWARD CHAIN.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes.

Council Tax Band B - EPC Rating C
 Tenure: Leasehold – 59 Years remaining (2024)
 Service Charge £1184.53 every 6 months
 Ground Rent £436 PA

