

12 Homeworth House

Mount Hermon Road, Woking, Surrey, GU22 7XE



PRICE: £80,000

Lease: 99 years from 1982

Property Description:

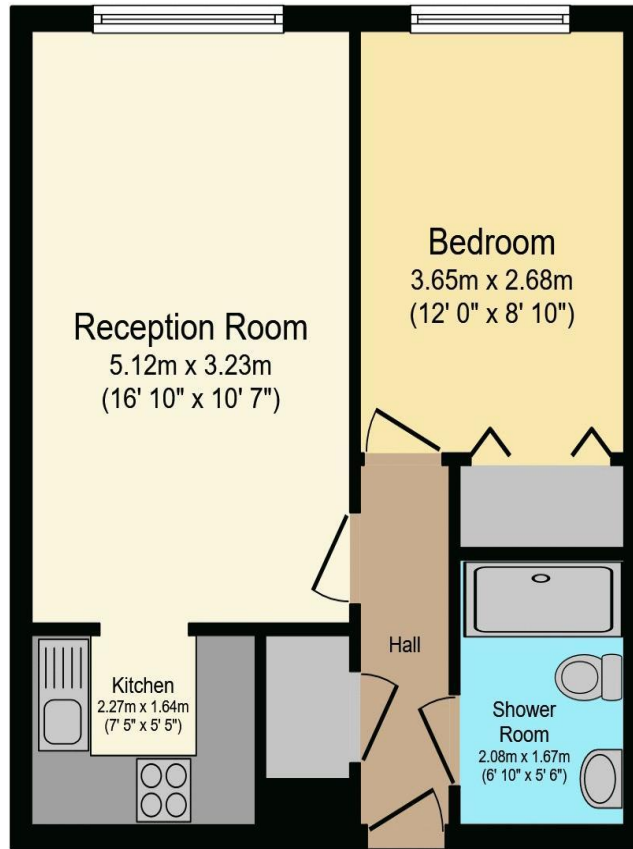
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Homeworth House was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 4 floors, each served by lift, with two separate annexes that have a further 15 apartments in total. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Communal Laundry
- Communal Garden
- Minimum Age 60
- Close to local amenities
- Guest Suite
- Development Manager
- Some Car Parking
- Lease : 99 years from 1982



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 41.2 m² (444 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£423.38

Ground Rent Period Review:

Next Uplift 2026

Annual Service Charge:

£2,395.62

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.