



Bourne

ESTATE AGENTS

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

£65,000

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

A ground floor, one bedroom retirement apartment for the over 60's with direct access to communal gardens, in the heart of Woking Town centre.

Secure entry leads to a main foyer with access to numerous communal facilities including laundry room and residents lounge where residents can enjoy a great sociable atmosphere for getting together with friends and family.

The apartment features a large and bright living room with opening to the kitchen and door opening directly to communal gardens with patio area and bench seating. The kitchen has a range of wall and base level units with space for freestanding appliances.

A double bedroom with built in wardrobes has a large window and is serviced by a shower room comprising shower cubicle, low level WC and pedestal hand basin. 24-hour alarm/pull cords are located throughout the property.

Externally there are well tended grounds and parking is available for visitors.

Council Tax Band B - £2,020.70pa
Service Charge – £3,497pa
Ground Rent – £899pa
Leasehold - 55 years remain
(figures correct at time of publishing)

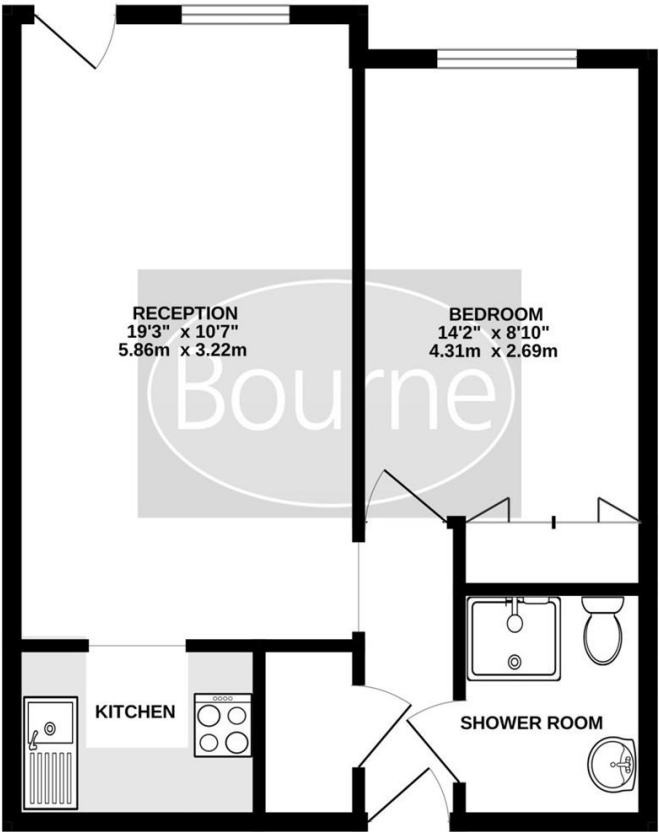
- Over 60's retirement apartment
- Ground floor
- Direct garden access
- Large living room
- Double bedroom
- Shower room
- Kitchen with space for appliances
- Town centre location



Floorplan

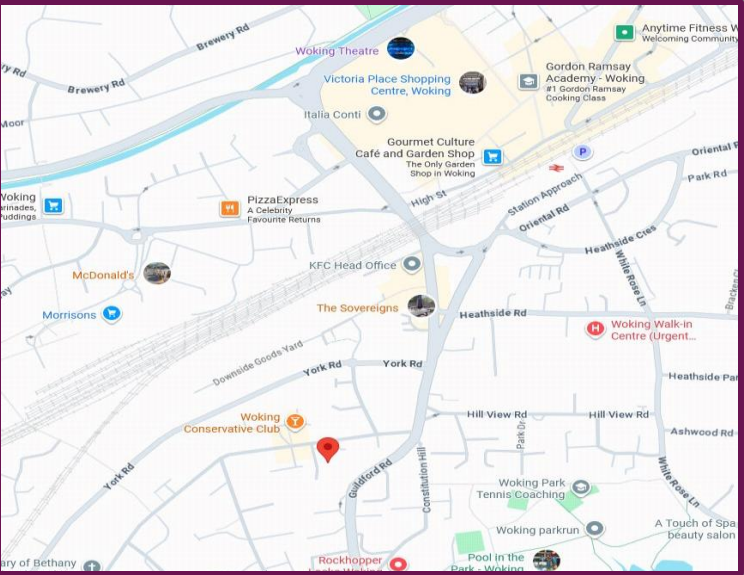
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place, which hosts major high street retail brands, a multi-screen cinema and The New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes, which cater for every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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