

SOLD STC



Mount Hermon Road, Woking
Asking Price Of £70,000


MARTIN&CO

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- Leashold - 56 Years Remaining
- Service Charge PA - £2506.40
- Ground Rent - £898.50
- Over 60's Development
- No Chain

Located within a popular over 60's development is this spacious, one-bedroom ground floor flat. Positioned only a short distance from the town centre, mainline station and local amenities.

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The accommodation includes a double bedroom with built in wardrobe, shower room, lounge/dining area and a kitchen. Additionally there is some internal storage within the property.

Homeworth House boasts well kept grounds and also includes a communal laundry room and residents lounge.

A great opportunity to acquire a retirement property which is

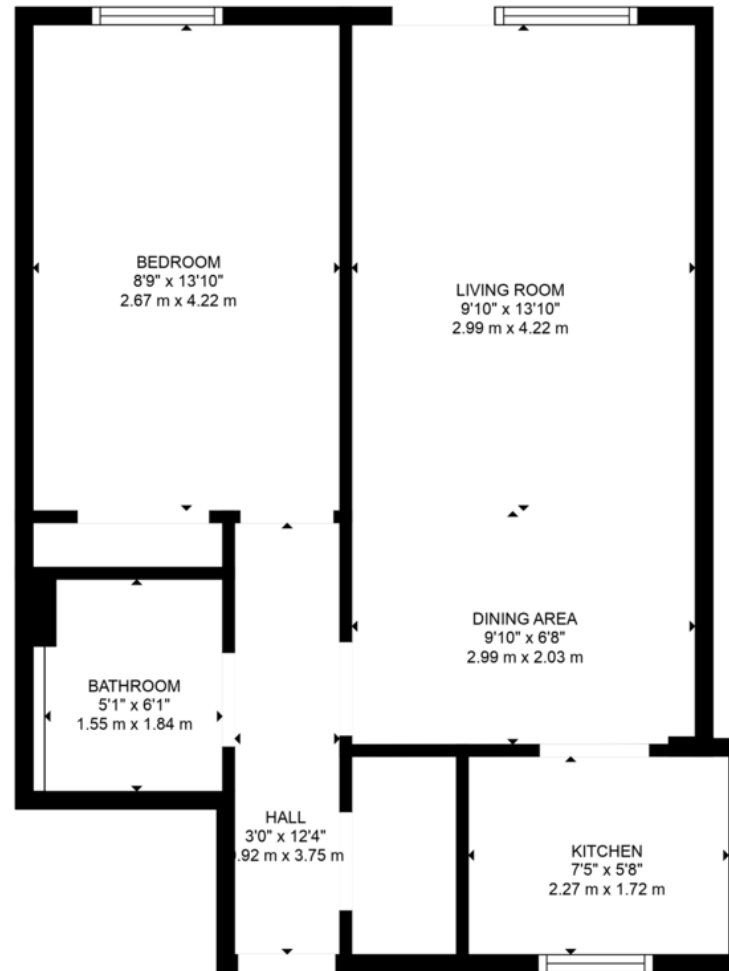


conveniently located within 0.5 miles of the town centre,
local amenities and the mainline station.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Woking

35 Chertsey Road • • Woking • GU21 5AJ
T: 01483 727757 • E: woking@martinco.com

01483 727757

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.