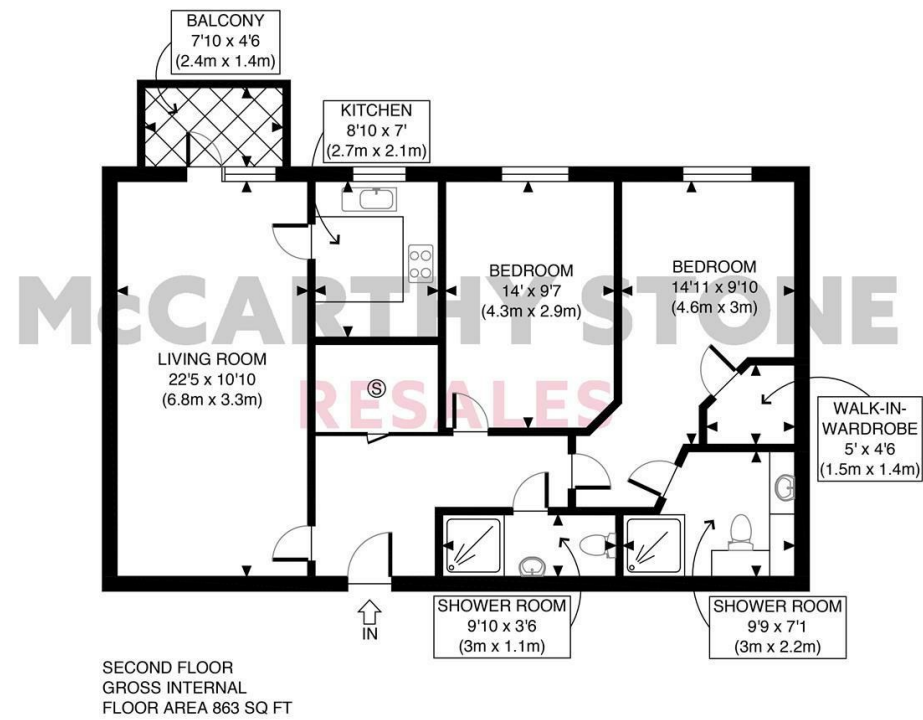


McCARTHY STONE RESALES

32 THE CLOCKHOUSE LONDON ROAD, GUILDFORD, GU1 1FF



APPROX. GROSS INTERNAL FLOOR AREA 863 SQ FT / 80 SQM	The Clockhouse
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 20/03/24 photoplan

COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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An enhanced and beautifully presented spacious two double bedroom, two shower room second floor apartment with access onto a decked balcony facing the landscaped gardens within this much sought after retirement development benefitting from having its own allocated car parking space. The Clockhouse provides everything you need for a happy and care free retirement.

ASKING PRICE £525,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LONDON ROAD, GUILDFORD

2 BED | £525,000

SUMMARY

This well presented luxury apartment is one of the larger two bedroom options within the Clockhouse Retirement Living Plus development built by McCarthy & Stone. This beautiful, light, airy apartment overlooking the garden and equipped with two shower rooms is ideal for those wishing to downsize, have a guest to stay or if needed have a room for a live in carer. Designed primarily for the over 70s, it provides secure accommodation for those who wish to enjoy independent living but also provides extra care and support if required. There is an Estate Manager who leads the team and oversees the development. This apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite and landscaped gardens with summer house. There is a fully equipped laundry room and bistro/restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in entrance hall, bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at The Clockhouse with additional services including care and support available at an extra charge.

The Clockhouse is ideally situated a short bus ride into the bustling town centre, voted the best luxury shopping destination outside London, offering a range of amenities and activities to enjoy as well as plenty of green space provided by the many local parks in the area such as Loseley Park and Pewley Down nearby. Historic Guildford provides an excellent location for an active and independent retirement. The town centre offers an exclusive range of boutique shops and high street stores, as well as a variety of eateries and entertainment. The development is just a short walk from The Spectrum Leisure Centre, which offers a comprehensive programme of daily activities. Sources of entertainment include a cinema, theatre and galleries. Less than a mile away is Burpham Village which is home to a parade of small shops, two large

supermarkets and award winning Sutherland Memorial Park which provides a wide range of sporting and recreational facilities.

Guildford also benefits from excellent transport links to surrounding towns and cities via rail and road. Easy access to the local bus services and major arterial roads including the A3, M3 and M25. The railway station has trains running directly to London Waterloo.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and guest shower room.

LIVING ROOM WITH BALCONY

A beautifully presented and spacious living room benefitting from a glazed patio door with window to side opening onto a decked balcony and glazed balustrades ideal for breakfasts or coffee whilst enjoying the garden views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

A modern and thoughtfully designed fitted kitchen with an excellent range of base and wall units and drawers with contrasting worktops. Tiled floor. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Waist level electric oven, microwave oven, ceramic hob with opaque glass splash back, stainless steel cooker hood with extractor, integral dishwasher and integral fridge freezer.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. The bedroom has been enhanced by bespoke fitted wardrobes and cupboards. Ceiling lights, TV and phone point, full length window looking out onto landscaped gardens. Door to en-suite wet room.

EN-SUITE SHOWER ROOM

Part tiled and fitted with suite comprising level access thermostatically controlled shower and grab rails. Low level

close coupled WC, vanity unit with wash basin and mirror above. Shaving point, electric ladder style heater and extractor fan.

BEDROOM TWO

A well proportioned second double bedroom also enhanced by bespoke fitted wardrobes and cupboards. Ceiling lights, TV point, with full length windows looking out onto the landscaped gardens.

SHOWER ROOM

Part tiled and fitted with suite comprising level access shower with grab rails. Low level WC, pedestal wash basin and mirror above. Shaving point, electric ladder style heater and extractor fan.

SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cost of Staff
- One hour of cleaning per week

Service Charge; £13,036.96 per annum (for financial year end June 2024)

The service charge does not cover external costs such as your Council Tax, electricity within the apartment or TV, but does include the cost of your Estates Manager and one hour per week of domestic help. To find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

Lease 999 Years from January 2017

Ground Rent: £525 per annum

Ground Rent review date: January 2032

CAR PARKING

This apartment has it's own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

- Gfast and Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

