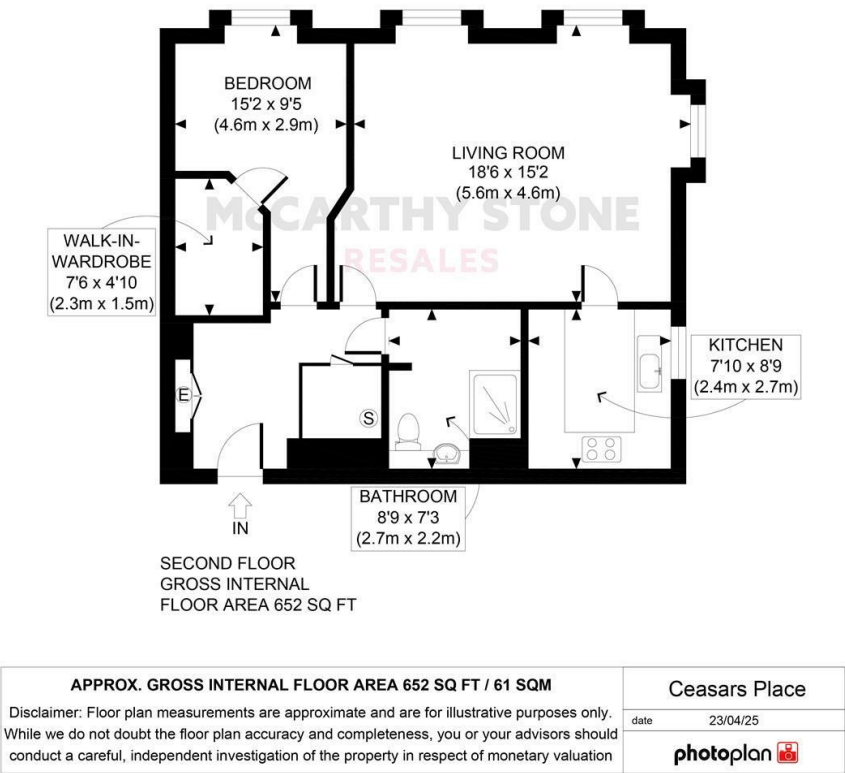
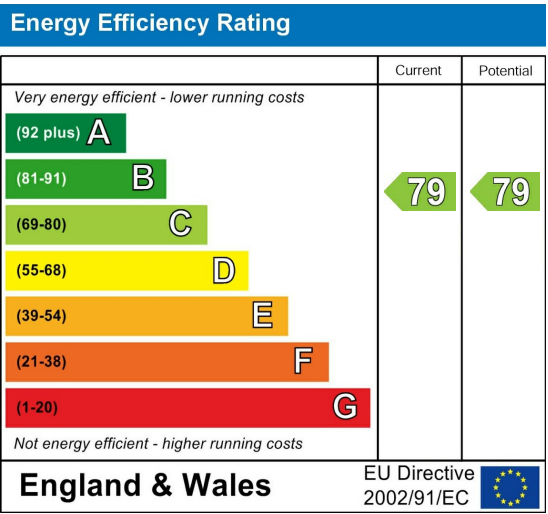


27 Caesars Place

Ockford Road, Godalming, GU7 1QW



Council Tax Band: C



Asking price £395,000 Leasehold

An immaculate and tastefully presented ONE BEDROOM, dual aspect, second floor, southerly facing retirement apartment with an allocated CAR PARKING SPACE.

\*\*\* Viewings highly recommended \*\*\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Ockford Road, Godalming

### Summary

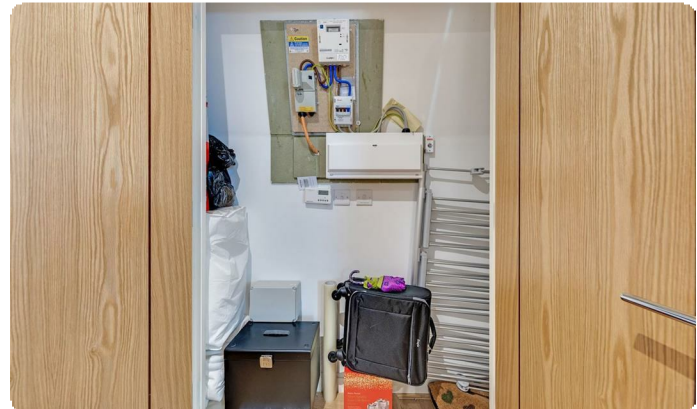
Caesars Place is a Retirement Living development, brought to you by McCarthy and Stone, named in honour of Julius Caesar - a dedicated Surrey cricketer both born and educated in the town of Godalming. The development offers a selection of one and two bedroom Retirement Living apartments and is situated in the heart of the picturesque town of Godalming. Caesars Place is located within walking distance to Godalming town centre, providing you with easy access to many of the amenities you may need. Godalming boasts many specialist and boutique style shops as well as plenty of eateries to enjoy.

McCarthy and Stone apartments are designed to make it easy for you to live independently with every home comfort. Caesars Place has everything you need to enjoy a full and active life. There are two stunning communal lounges which provide the perfect place to socialise with friends. The Club Lounge, located on the ground floor, extends out onto the landscaped garden terrace and the Sun Lounge, located on the second floor, enjoys wonderful views and opens onto the sun deck.

Designed exclusively for the over 60's, our Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries of external maintenance or gardening - and there's support from a dedicated House Manager if you need help with anything. With so much attention to detail, it's no wonder McCarthy and Stone is the UK's leading retirement housebuilder.

### Entrance Hall

Front door with spy hole leads to the generous entrance hall - the 24-hour emergency response system is wall mounted. From the hallway there is a door to a very large walk-in storage cupboard/airing cupboard with tiled flooring housing the hot water tank, Vent-Axia system and a tumble dryer. There is a second smaller storage cupboard housing the electricity meter and fuse box. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.



### Living Room

A fabulous double aspect living room with double glazed windows and a southerly aspect allowing maximum natural light. Feature fireplace. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets.

### Kitchen

A modern fully fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. Electrically operated UPVC double glazed window with a Southerly aspect. Stainless steel sink and drainer with mono lever tap. NEFF waist level oven, fitted microwave, ceramic hob, stainless steel cooker hood, dishwasher, washing machine and integral fridge freezer and under pelmet lighting.

### Bedroom

A large double bedroom with a spacious walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window with a southerly aspect.

### Shower Room

A modern fitted shower room comprising a level access walk-in thermostatically controlled shower cubicle with slip resistant flooring, grab rails and a glass screen. Close coupled WC, vanity unit with wash hand basin, mirror, heated towel rail, and shaver socket.

### Car Parking

This property comes with its own allocated space.

### 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



# 1 Bed | £395,000

- Buildings insurance

Service Charge: £3000.27 per annum.  
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

### Leasehold

Lease is for 999 years from June 2017.

Ground rent: £495.00 per annum.

### Additional Information & Services

- Fibre to cabinet Broadband available (Full Fibre coming)
- Mains water and electricity
- Under floor room heating
- Mains drainage

### Moving Made Easy

- Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

