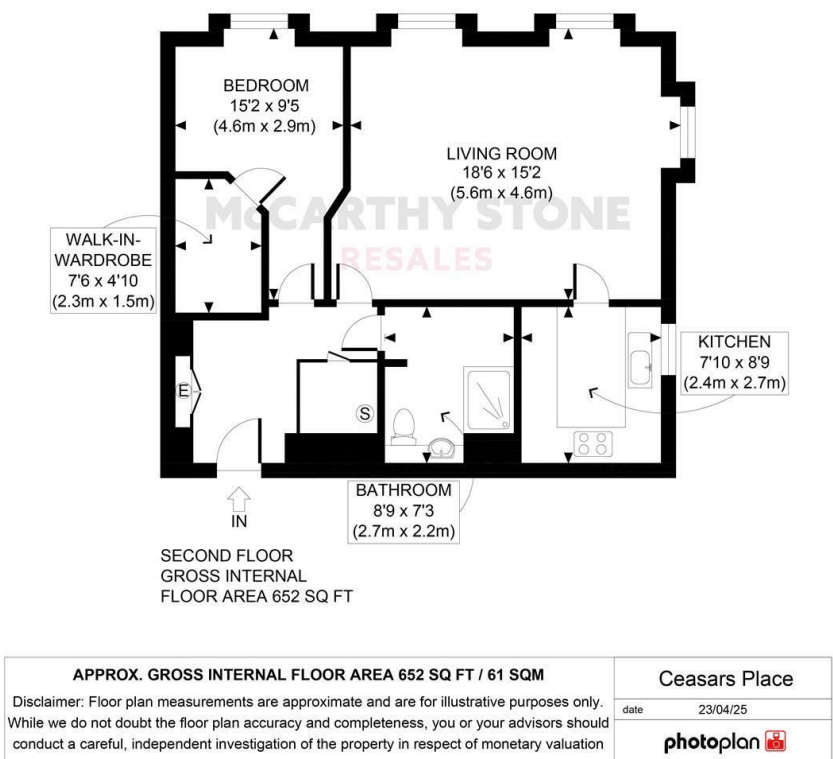


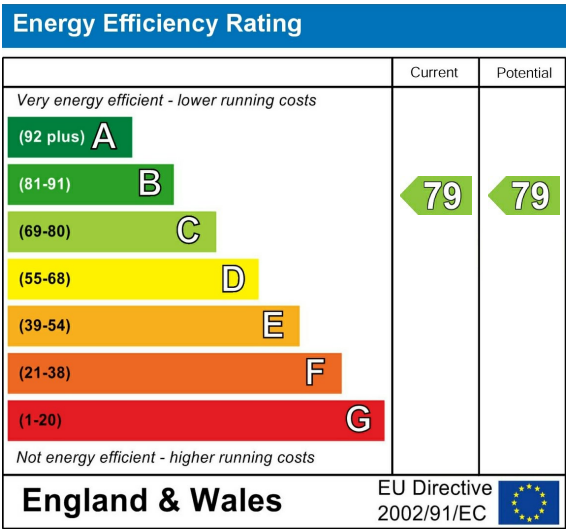
27 Caesars Place

Ockford Road, Godalming, GU7 1QW

PRICE  
REDUCED



Council Tax Band: C



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PRICE REDUCTION

Asking price £349,000 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.



# 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
- Buildings insurance

Service Charge: £3,135.57 per annum until 30/06/2026  
Ask about our FREE ENTITLEMENTS SERVICE to find out what

# 1 Bed | £349,000

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.  
Ground rent review: 06/01/2032

### 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

