



18 Caesars Place Ockford Road

Godalming GU7 1QW

Asking Price: £475,000 Leasehold





- Security Entryphone & Lift Service
- Dual Aspect Living Room
- Juliette Balcony
- Stylish Fitted Kitchen
- Two Double Bedrooms
- Shower Room & En-suite Shower Room
- Secure Gated Parking & Private Store
- Attractive Communal Gardens & Grounds
- House Manager Mon - Fri 8:30am to 1pm
- Short Walk of High Street & Station



A bright and well planned two bedroom, two bathroom 1st floor apartment with fabulous dual aspect living room with Juliette balcony, forming part of the exclusive McCarthy & Stone development, designed for the over 60's, with residents club & sun lounges, house manager, lift service and secure parking and large private store. The development has attractive communal gardens and grounds and occupies a great location only moments from the town centre and High Street with its excellent shops, restaurants, leisure & recreational facilities as well as nearby bus routes and main line station.





Residents Sun Deck



Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.1 miles

Doctors – 1.4 miles Dentist – 100 meters

A3 – 2.0 miles M25 – 15.8 miles M3 – 15.7 miles

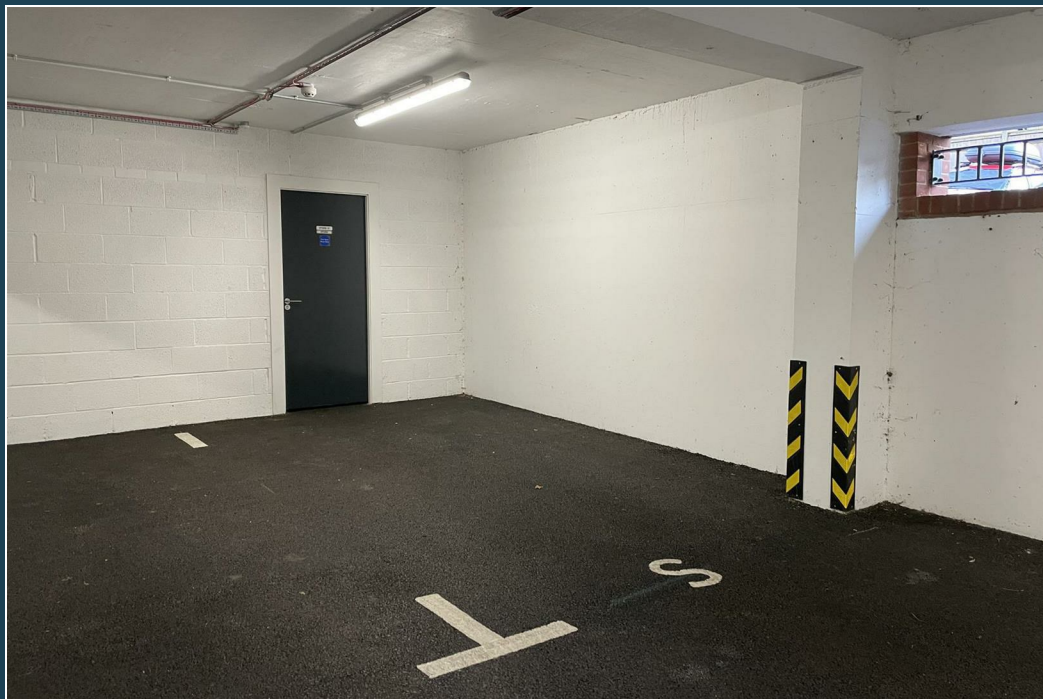
Council Tax Band - D Payable - £2,295.67 (2023/24)

Energy Efficiency Rating B.

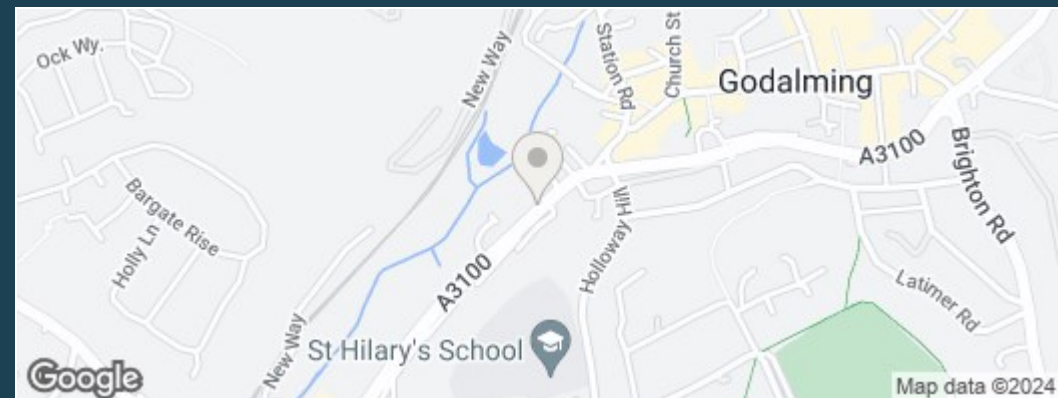
Lease Term – 999 years from 2017

Maintenance – £4419.00 (2023/2024) PA

Ground Rent – £595



Directions: From our office proceed to the very end of the High Street, passing the Pepperpot and turn left. At the traffic lights turn right into Ockford Road and Caesars Place will be found also most immediately on the right hand side.



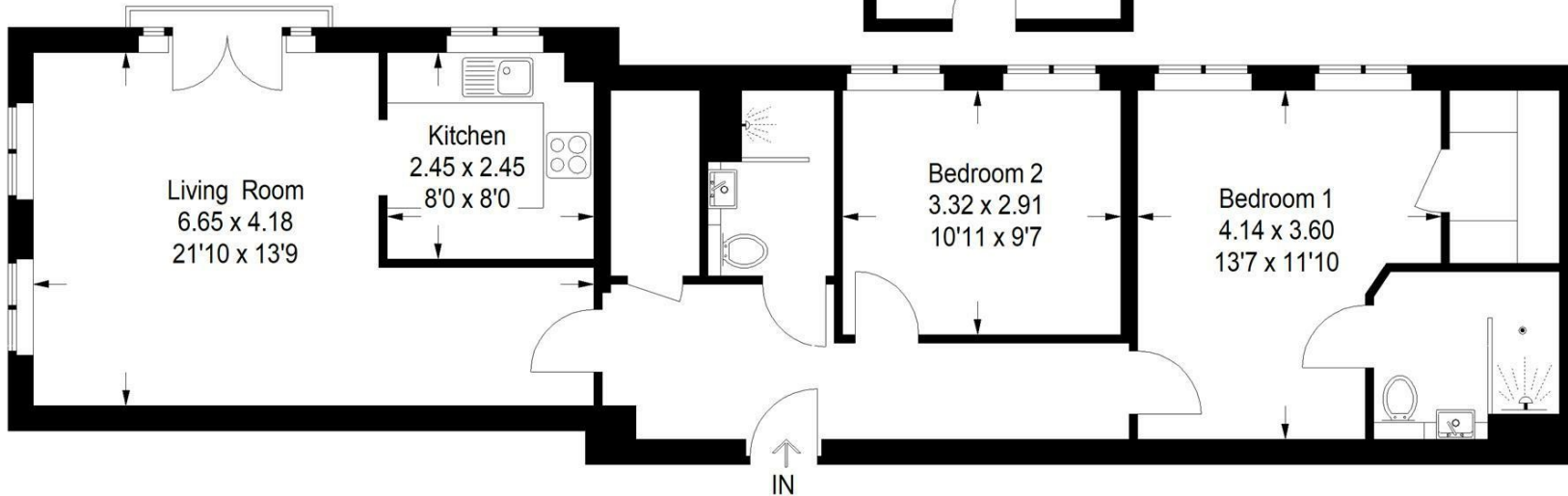
Caesars Place, Godalming



**APPROX. GROSS
INTERNAL FLOOR AREA**
816 SQFT / 75.8 SQM
Not Including Store

External Store
11'7 x 7'3
3.53 x 2.21

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.