Excellent

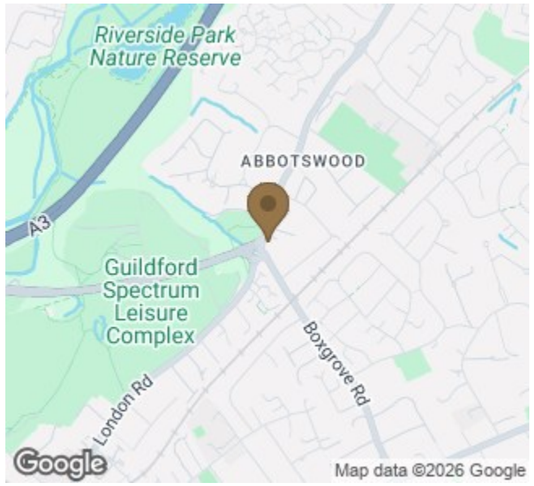
Trustpilot

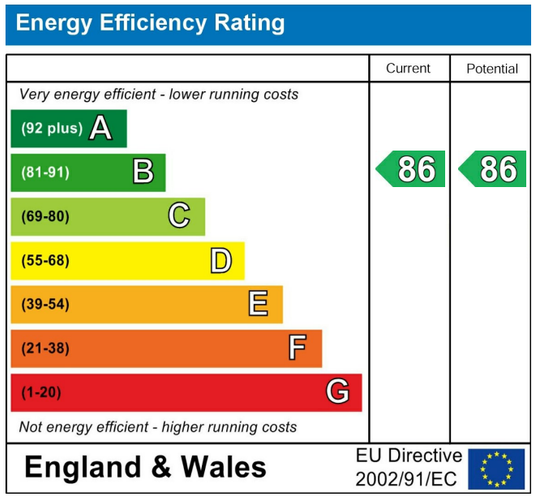
McCarthy & Stone
Resales.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 726 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT / 67 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 12/05/21 photoplan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







40 The Clockhouse

London Road, Guildford, GU1 1FF

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 The Clockhouse could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager
- 24 hour emergency call system & video entry system
- Lifts to all floors
- Bistro style restaurant
- Communal lounge with access to large patio area
- Landscaped gardens
- Wellness suite/hairdressing salon
- Guest suite for family or friends
- Laundry room
- Mobility scooter store with charging points

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

40 The Clockhouse, Guildford

1 | 1 | Asking price £125,000

Summary

The Clockhouse is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite and landscaped gardens. 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 your 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. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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 Tunstall emergency response pull cord 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 bedroom, living room, and shower room.

Living Room with Balcony

A well-proportioned living/dining room benefitting from a glazed patio door with windows to side opening onto balcony with views over the landscaped gardens. 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

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with contrasting work surfaces. Electrically operated UPVC double glazed window with an easterly aspect. Stainless steel sink with mono lever tap and drainer. Waist level NEFF electric oven with microwave oven above, ceramic hob, stainless steel cooker hood and integral fridge freezer.

Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, full length window with views over the landscaped gardens.

Shower Room

Part tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,713.97 per annum (for financial year end 30/06/2027)

Leasehold

Lease 999 Years from January 2017
Ground Rent: £425 per annum
Ground Rent Review Date: January 2032

Additional Information & Services

- Gfast and Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric 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.

- 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.





