

Flat 14 Caesars Place Ockford Road

Godalming GU7 1QW

Asking Price: £475,000 Leasehold

Emery& Orchard
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- Security Entryphone & Lift Service
- Living Room With Door Onto Balcony
- Stylish Fitted Kitchen With Appliances
- Two Double Bedrooms & Two Shower Rooms
- Allocated Parking & Private Storage Room
- Attractive Communal Grounds
- Secure Gated Parking
- House Manager Mon - Fri 8:30am to 1pm
- Residents Club, Sun Lounge & Guest Suite
- Short Walk Off High Street



A fabulous two bedroom, two shower room raised ground floor apartment with a practical utility cupboard off the entrance hall and a delightful living room with double doors leading onto a balcony which enjoys a westerly aspect, benefiting from afternoon and evening sunshine as well as a most attractive outlook over the communal gardens. The property forms part of the exclusive McCarthy & Stone development, designed for the over 60s, with residents' club and sun lounges, guest suite, house manager, lift service and secure parking. The development has attractive communal gardens and grounds and occupies a superb location only moments from the town centre and High Street, with its excellent shops, restaurants, leisure and recreational facilities, as well as nearby bus routes and the mainline station.

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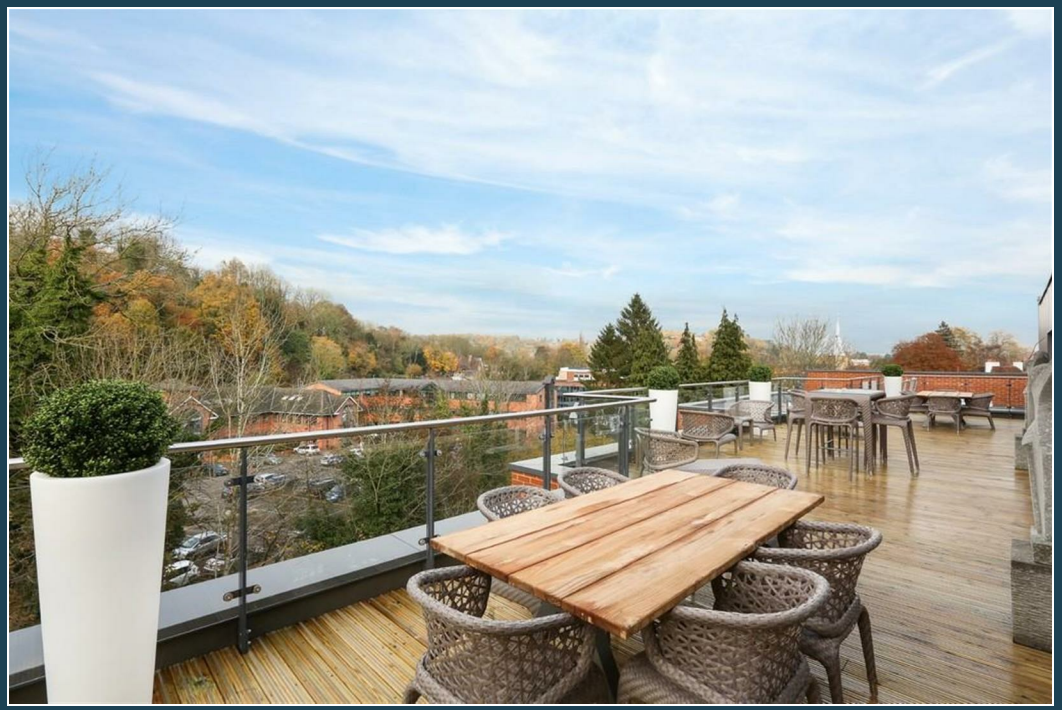





Residents Sun Lounge

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 - £2,643.33 (2026/27)

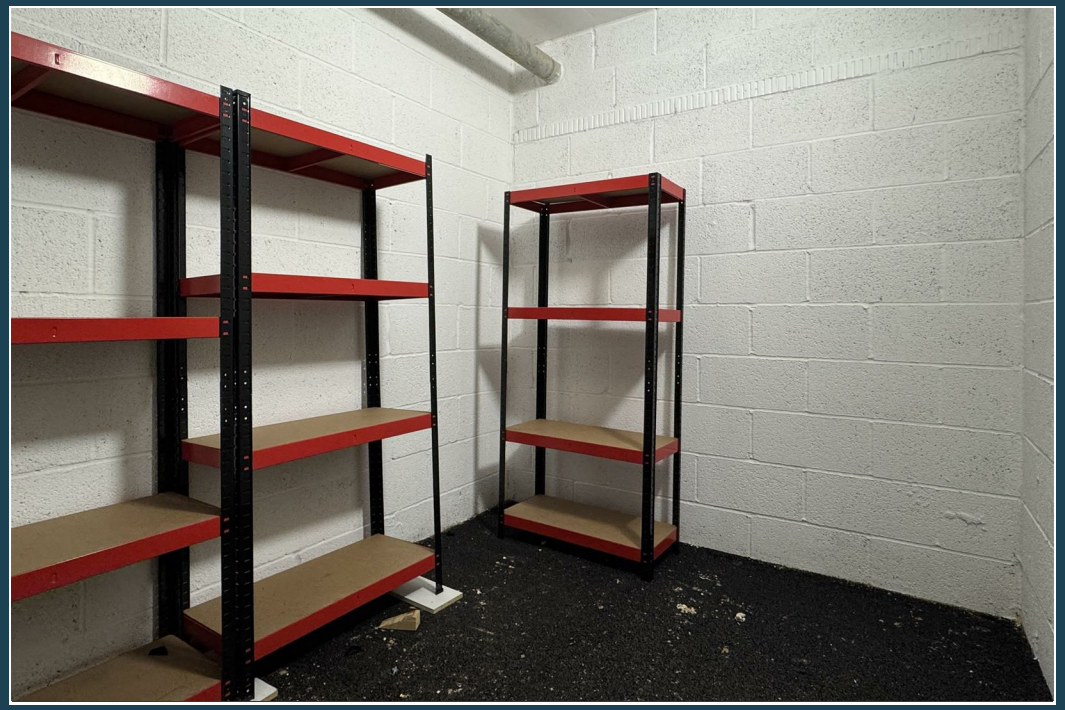
Energy Efficiency Rating B.

Lease Term – 999 years from 2017

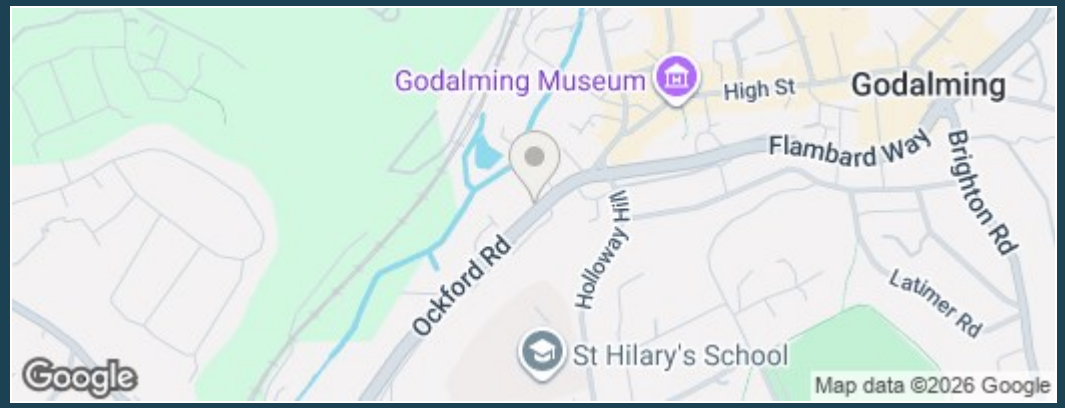
Maintenance – £4,788.96 (July 2026-June 2027) PA

Ground Rent – £595 PA



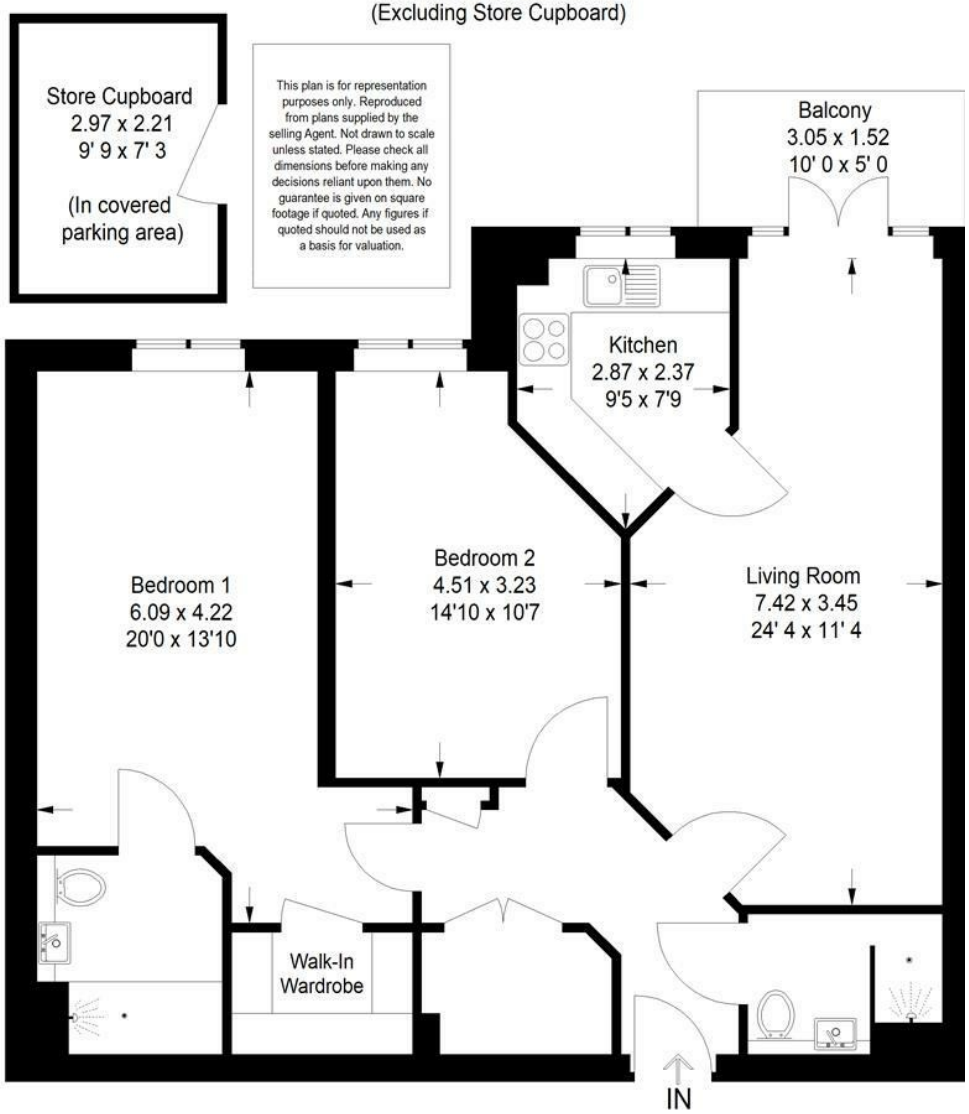


Directions: From our office proceed to the very end of the High Street, passing the Pepperpot and at the end turn left. At the traffic lights turn right into Ockford Road and Caesars Place will be found also most immediately on the right hand side.



Ockford Road, Godalming

Approximate Gross Internal Area :
82.1 sq m / 884 sq ft
(Excluding Store Cupboard)



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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.