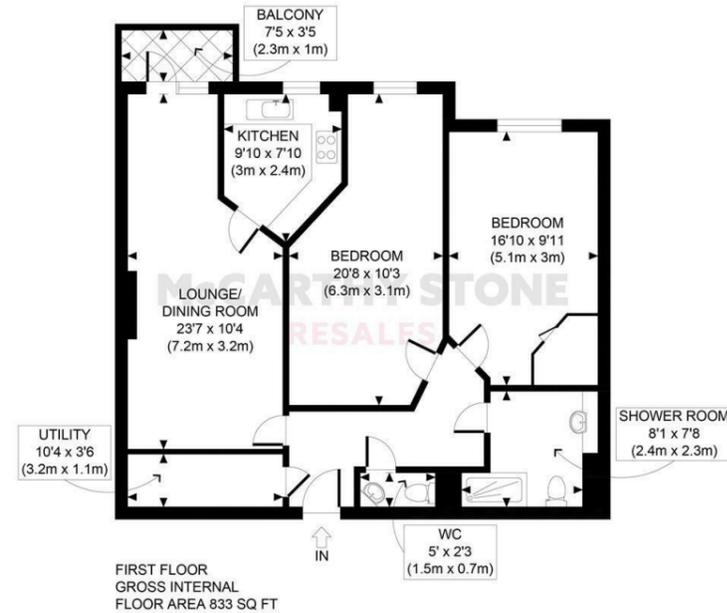


## 29 The Clockhouse

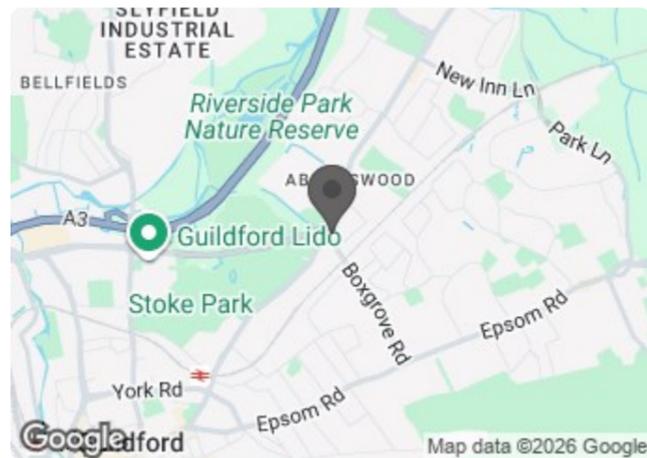
London Road, Guildford, GU1 1FF



<b>APPROX. GROSS INTERNAL FLOOR AREA 833 SQ FT / 77 SQM</b>	<b>Clockhouse</b>
<small>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</small>	<small>date 26/03/25</small>
	<b>photoplan</b>



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Asking price £325,000 Leasehold

A LIGHT and SPACIOUS TWO bedroom apartment located on the FIRST floor with LIFT access. glazed patio door from the living room leads to a walk out BALCONY with views over the front elevations. This apartment is situated in The Clockhouse, a McCarthy Stone retirement development nestled in Guildford. A modern apartment boasting a two generously sized double bedrooms, wet room, utility area, modern kitchen and living/dining area.

\*Entitlements Advice and Part Exchange available\*

**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.



# London Road, Guildford

## 2 Bed | £325,000

### Summary

This well presented luxury apartment is one of the larger two bedroom options within The Clockhouse Retirement Living Plus development built by McCarthy & Stone. Designed primarily for the over 70s, it provides secure accommodation for those who wish to enjoy independent living but also provides extra care and support if required. There is an Estate Manager who leads the team and oversees the development.

This apartment has a spacious living room opening onto a balcony with a southerly aspect, modern fully fitted kitchen, two double bedrooms with the master having a walk in wardrobe, underfloor heating, fitted and tiled shower room with level access shower, separate guest WC/cloakroom and a 24 hour emergency call system.

Facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite/hairdressing salon and landscaped gardens with summer house. 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 entrance hall, 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.

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 emergency response 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 bedrooms, living room, shower room and WC.

### Living Room with Balcony

A light and spacious living room/dining area benefitting from a glazed patio door and windows to side leading to a decked walk out balcony with glass balustrades ideal to sit at a bistro table and enjoy breakfast or coffee whilst watching the world go by! Feature fireplace provides an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets for convenience. Partially glazed door leads onto a separate kitchen.

### Kitchen

A modern and thoughtfully designed fitted kitchen with an excellent range of base and wall units and drawers for ample storage finished in high gloss with contrasting worktops. Tiled floor. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Waist level electric oven, built in microwave oven, ceramic hob with opaque glass splash back, stainless steel cooker hood with extractor and an integral fridge/freezer.

### Bedroom One

A generously sized double bedroom with floor to ceiling window allowing lots of light to flood the room, neutrally carpeted throughout. This room boasts a walk in wardrobe with integrated shelving and rails for ample clothes storage.

### Bedroom Two

A well proportioned second double bedroom which has the potential for alternative uses such a study, dining room or hobby room should you so wish. Ceiling light point, TV point, Static 24/7 assistance pull cord.

### Shower Room

Neutrally tiled shower room comprising of fully fitted suite; level access thermostatically controlled shower with grab rails, close coupled WC, vanity unit with wash basin and storage, mirror and light above. Shaving point, chrome wall mounted towel radiator and extractor fan.

### WC

Separate WC with neutral half height wall tiling, tiled floor. Suite comprising of toilet, pedestal wash basin, mirror and static 24/7 help cord.

### 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
- Cost of Staff
- One hour of cleaning per week

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Service Charge; £15,040.51 per annum (for financial year ending June 2026)

The service charge does not cover external costs such as your Council Tax, electricity within the apartment or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Leasehold

Lease 999 Years from January 2017

Ground Rent: £525 per annum

Ground Rent review date: January 2032

### Car Parking

This apartment has it's own allocated car parking space.

### Additional Information & Services

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

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

