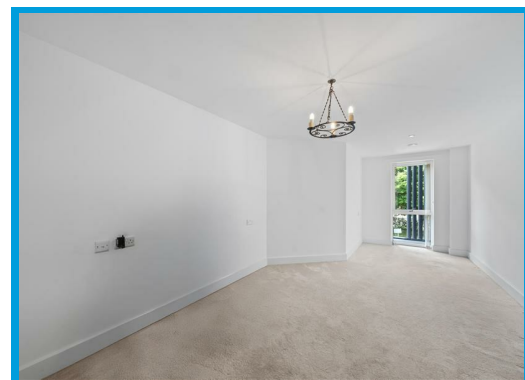




London Road, Guildford, GU1 1FF

Guide Price £325,000

This well-presented first-floor retirement flat offers bright and spacious living, designed specifically for those aged 70 and over. Accessible via a lift, the property is thoughtfully laid out and maintained to a high standard throughout. One of its standout features is a private balcony.



# Description

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.

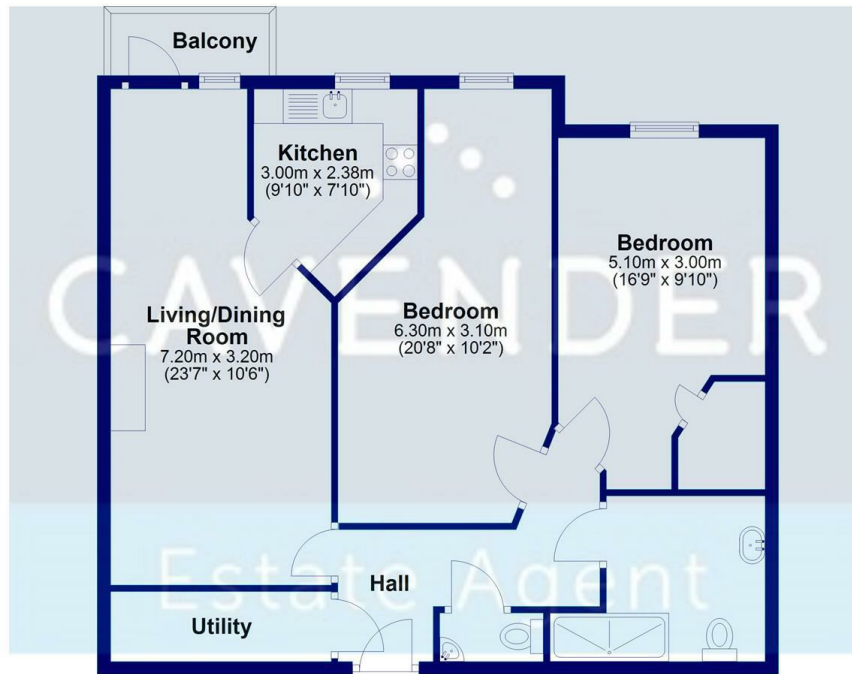
One hour of domestic support per week is included in the service charge at The Clockhouse with additional services including care and support available at an extra charge.

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.

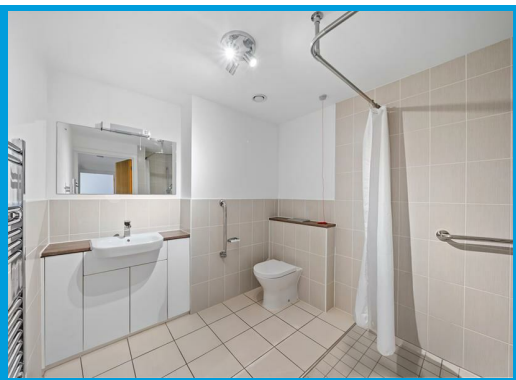
Guildford also benefits from excellent transport links to surrounding towns and cities via rail and road. Easy access to the local bus services and major arterial roads including the A3, M3 and M25. The railway station has trains running

## Ground Floor

Approx. 76.8 sq. metres (826.1 sq. feet)



Total area: approx. 76.8 sq. metres (826.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
86	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

