

# 2 Caesars Place Ockford Road

Godalming GU7 1QW

Asking Price: £500,000 Leasehold

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



A fabulous two bedroom, two bathroom ground floor apartment with delightful living room with double doors leading onto a patio 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 60's, with residents club & sun lounges, guest suite, house manager, lift service and secure parking. 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.

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Residents Club 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 - £2,406.18 (2024/25)

Energy Efficiency Rating B.

Lease Term – 999 years from 2017

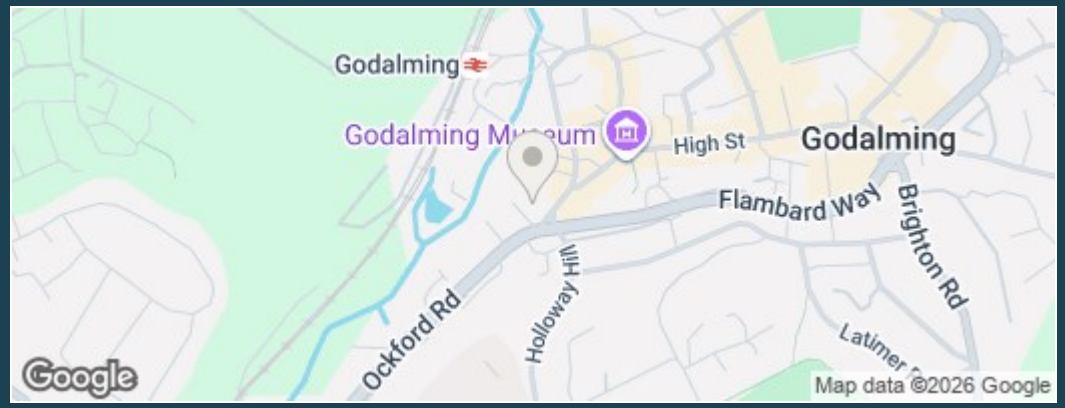
Maintenance – £4,500.41 (July 2024-June 2025) PA

Ground Rent – £595



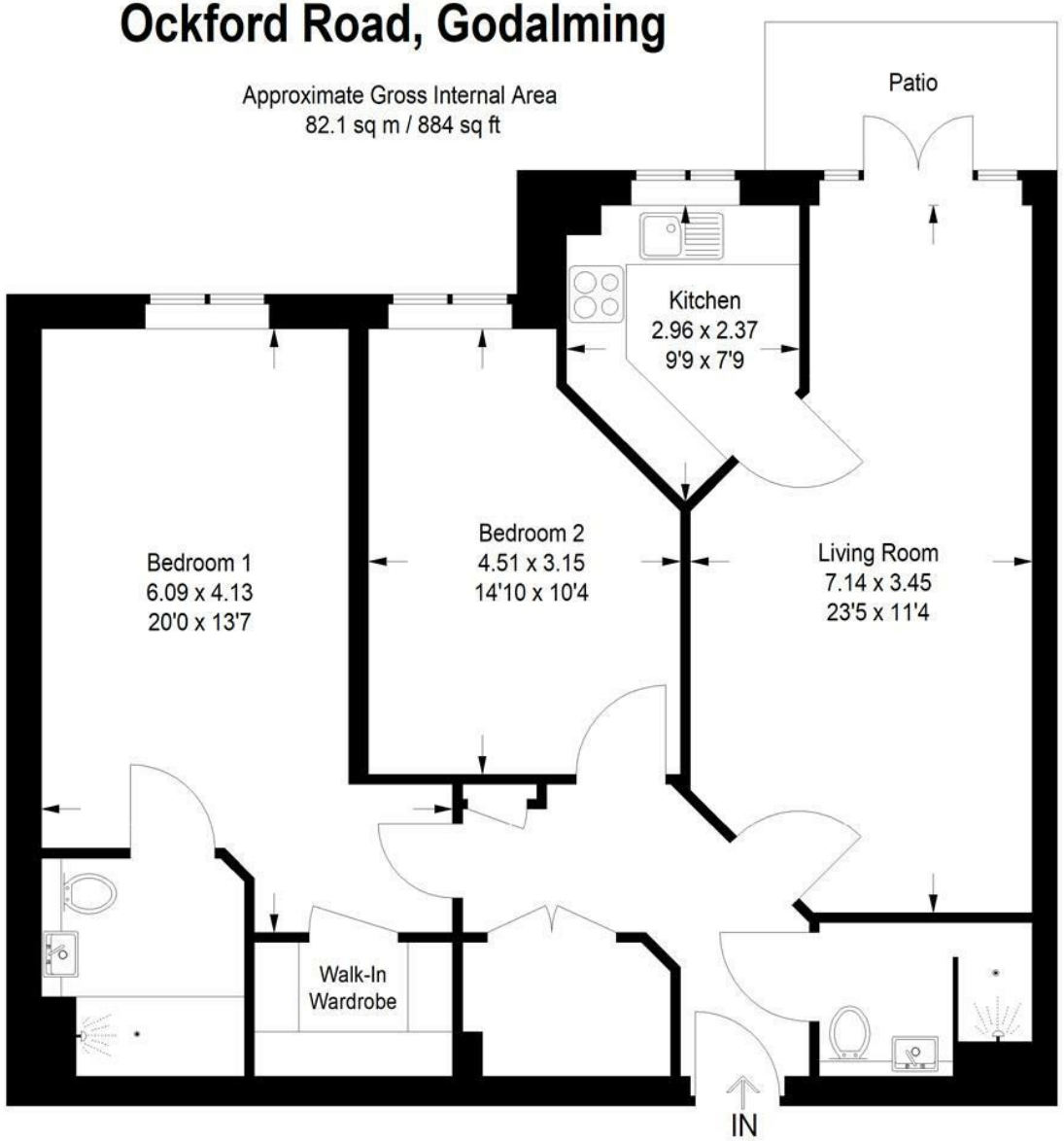


Directions: BOX 419 - C1 From our office proceed to the very end of the High Street, passing the Pepperpot and at the end turn left. At the traffic lights turn right into Ockford Road and Caesars Place will be found also most immediately on the right hand side.



# Ockford Road, Godalming

Approximate Gross Internal Area
82.1 sq m / 884 sq ft




This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is givenon square footage if quoted. Any figures 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.