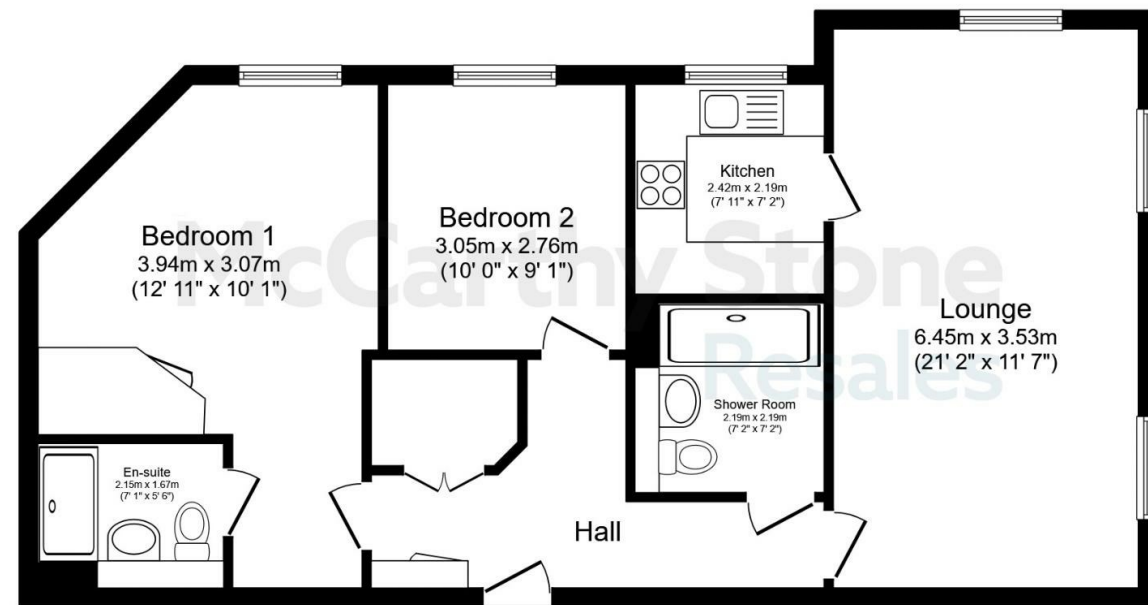


31 Caesars Place

Ockford Road, Godalming, GU7 1QW



Total floor area 74.6 sq.m. (803 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £399,950 Leasehold

A beautifully presented TWO BEDROOM - TWO SHOWER ROOM second floor apartment within this sought after retirement development.

Close proximity to town centre and local amenities.

** Allocated Car Parking Space. **

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Caesars Place, Ockford Road, Godalming, Surrey, GU7 1QW

Welcome to Caesars Place

Caesars Place is a Retirement Living development, brought to you by McCarthy and Stone, named in honour of Julius Caesar - a dedicated Surrey cricketer both born and educated in the town of Godalming.

The development offers a selection of one and two bedroom Retirement Living apartments and is situated in the heart of the picturesque town of Godalming. Caesars Place is located within walking distance to Godalming town centre, providing you with easy access to many of the amenities you may need. Godalming boasts many specialist and boutique style shops as well as plenty of eateries to enjoy.

McCarthy and Stone apartments are designed to make it easy to live independently with every home comfort. Caesars Place has everything you need to enjoy a full and active life. There are two stunning communal lounges which provide the perfect place to socialise with friends. The Club Lounge, located on the ground floor, extends out onto the landscaped garden terrace and the Sun Lounge, located on the second floor, enjoys wonderful views and opens onto the sun deck and riverside garden.

Designed exclusively for the over 60's, our Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries of external maintenance or gardening - and there's support from a dedicated House Manager if you need help with anything.

Entrance Hall

Front door with spy hole leads to the 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 with tiled flooring housing the hot water tank, Vent-Axia system and the NEFF washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the two bedrooms, living room and shower room.

Living/Dining Room

A bright and spacious dual aspect living room with double glazed

windows overlooking the communal patio area with a South Westerly aspect. 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

Modern fitted kitchen with an excellent range of base and wall units and drawers with contrasting work surfaces. Electrically operated UPVC double glazed window with a south westerly aspect. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven, fitted microwave, ceramic hob, stainless steel cooker hood, integral fridge freezer and under pelmet lighting.

Bedroom 1 with en-suite shower room

A large double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, deep windows with south westerly aspect, door to en-suite shower room.

En-suite shower room

Tiled with slip resistant floor tiling, level access thermostatically controlled shower with glass screen and grab handles. Underfloor heating. Close coupled WC and vanity unit with wash basin and mirror above, heated towel rail, and shaver socket.

Bedroom 2

Well proportioned second bedroom with a deep window having a South Westerly aspect. Ceiling lights, TV and phone point.

Shower room

Tiled with slip resistant floor tiling, shower cubicle with sliding glass door. Underfloor heating. WC, vanity unit with wash hand basin, mirror, heated towel rail, and shaver socket.

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

2 Bed | £399,950

communal areas

- Buildings insurance

Service charge £4703.36 per annum to 30/06/26

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.

Leasehold

999 Year Lease created in 2017

Ground Rent £595

Ground rent review: 2032

Car Parking.

This property comes with its own allocated car parking space. (Bay T).

Additional Information & Services

- Fibre to cabinet Broadband available (Full Fibre coming)
- Mains water and electricity
- Under floor 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

