

McCARTHY STONE RESALES

17 THE CLOCKHOUSE LONDON ROAD, GUILDFORD, GU1 1FF



COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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A beautiful and thoughtfully designed two bedroom, two shower room first floor apartment with a balcony off the living room and views overlooking the landscaped gardens. This apartments appeal is enhanced by having its own allocated car parking space. The Clockhouse is a much sought after retirement development and provides everything you need for a happy and care free retirement.

ASKING PRICE £595,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LONDON ROAD, GUILDFORD

2 BED | £595,000

SUMMARY

The Clockhouse is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24-hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite and landscaped gardens. 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 your 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. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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 HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard with plumbing for washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM WITH BALCONY

An immaculately presented living room of excellent proportions benefitting from a glazed patio door with window to side opening onto a balcony with views over the rear landscaped gardens. The patio door and windows have beautiful wooden plantation shutters finished in white and look absolutely stunning. Feature fireplace. TV and telephone points, Sky/Sky+ connection point. Ceiling lights. Fitted carpets, raised electric power sockets. Door leads into a separate modern kitchen.

KITCHEN

Fully fitted kitchen with a range of modern white gloss base and eye level units and drawers with a contrasting work surfaces. Electrically operated UPVC double glazed window. Stainless steel sink and drainer with mono lever tap incorporating an 'Insinkerator tap' dispenses both boiling and cold filtered water. Integral dishwasher. Waist level electric oven with microwave oven above, ceramic hob with opaque glass splash back, stainless steel extractor hood and integral fridge freezer. Tiled floor, under pelmet lighting.

BEDROOM ONE WITH EN-SUITE SHOWER ROOM

Beautiful and spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, full length window fitted with plantation shutters with views out onto the landscaped gardens. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Part tiled and fitted with suite comprising of level access shower with thermostatically controlled shower. Low level close coupled WC, vanity unit with wash basin and mirror above. Light fitting with integral shaving point, electric ladder style heater and extractor fan.

BEDROOM TWO

A second double bedroom of excellent proportions. Raised electrical sockets, ceiling lights. Full length windows fitted with plantation shutters. This stylish second bedroom is currently furnished as an office/study.

SHOWER ROOM

Part tiled walls and underfloor heating. Level access shower cubicle with thermostatically controlled shower, WC and pedestal wash hand basin with chromed lever mixer tap, mirror with light and shaver points and heated towel rail.

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

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

Service charge: £10,808.56 per annum (for financial year end 30/06/2022)

LEASEHOLD

Lease 999 Years from 2017
Ground Rent £525 reviewed Jan 2032

CAR PARKING

This apartment is being offered for sale with it's own allocated car parking space adjacent to the main front entrance.

