



APPROX. GROSS INTERNAL FLOOR AREA 939 SQ FT / 87 SQM	Clockhouse
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	date 11/02/22
	photoplan

### 38 The Clockhouse

London Road, Guildford, GU1 1FF

**PRICE REDUCED**



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**PRICE REDUCTION**

**Asking price £199,000 Leasehold**

A beautiful and thoughtfully designed two bedroom second floor apartment within this much sought after retirement development benefitting from having its own allocated car parking space. The Clockhouse provides everything you need for a happy and care free retirement.

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**Call us on 0345 556 4104 to find out more.**

# London Road, Guildford

# 2 Bed | £199,000

**PRICE  
REDUCED**

## 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 and letter box leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a large 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 cloakroom.

## Living Room

A spacious dual aspect living/dining room benefitting from full length windows allowing maximum exposure to natural light. 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

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 with mono lever tap and drainer. 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

Double bedroom of excellent proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, raised electric sockets, full length window, emergency pull cord.

## Bedroom Two

A spacious second double bedroom enhanced by the addition of bespoke fitted wardrobes. Ceiling lights, TV point, full length windows.

## Shower Room

Part tiled and fitted with suite comprising of walk-in level access shower cubicle and thermostatically controlled shower. Low level close coupled WC, vanity unit with wash basin and mirror above. Shaving point, electric ladder style heater, extractor fan. and emergency pull cord.

## Cloakroom/WC

Part tiled walls and flooring, WC, pedestal wash basin, emergency pull 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

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, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £15,040.51 pre annum (for financial year end 30/06/2026)

## Leasehold

Lease 999 Years from Jan 2017  
Ground Rent £525 per annum  
Ground Rent Review date Jan 2032

## Car Parking

This apartment is being offered for sale with its own allocated car parking space.

## Additional Information & Services

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

