

01483 419 300

20 High Street, Godalming
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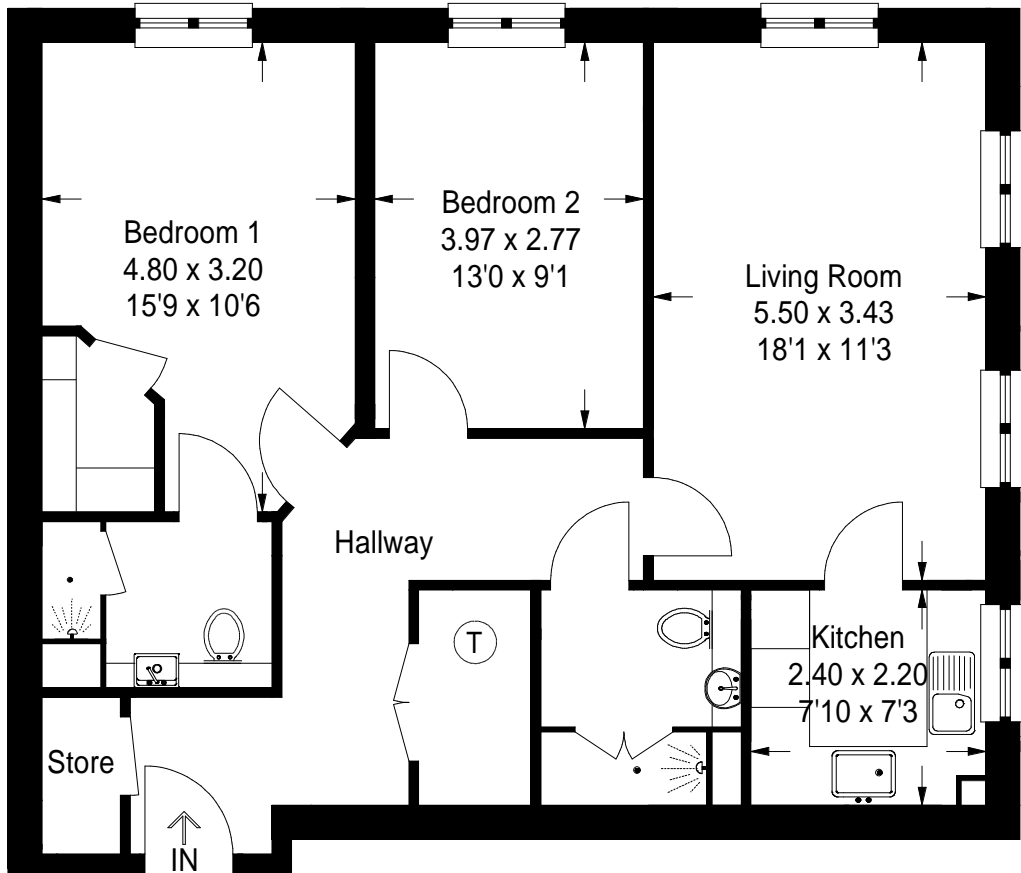
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17 Caesars Place

Approximate Gross Internal Area
76.68 sq m / 825.40 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.

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17 Caesars Place
Ockford Road Godalming GU7 1QY

Price: £518,950 Leasehold



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DESCRIPTION: A fabulous two bedroom first floor apartment forming part of the exclusive McCarthy & Stone development designed for the over 60s and occupying a great location only moments from the town centre, shops bus routes and station. The apartment has been well designed and provides bright and stylish accommodation finished to an extremely high standard and specification. The accommodation is approached by a carpet communal hallway with, lift, security camera entry system and comprises an entrance hall, superb dual aspect living/dining room, a stylish fitted kitchen with integrated appliances, master bedroom with large walk in wardrobe and en-suite shower room, a further double bedroom and shower room. There is also a residents Club lounge on the ground floor and Sun lounge on the top floor which can be reached by the lift or stairs. There is also a dedicated Concierge on site during office hours as well as a 24 hour emergency call system should you need assistance. There is also a guest suite perfect for when friends or family visit for which there is a nominal charge. Internal inspection is highly recommended.

AT A GLANCE

- Superb Sitting/Dining Room
- Stylish Fitted Kitchen with Integrated Appliances
- Two Bedrooms
- En-suite & 2nd Bathroom
- Underfloor Heating & Double Glazing
- Club Lounge & Sun Lounge For Socialising
- Security Entry System & 24 Hour Emergency Call System
- Landscaped Communal Garden& Grounds
- Concierge
- 10 Year NHBC Guarantee

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.3m
	Guildford	4.9m
	DISTANCE TO A3 AND M25	
	A3	3.0m
	M25	16.3m
	DISTANCE TO CENTRE	
	Godalming High Street	0.1m
	Guildford	4.7m
	DISTANCE TO DOC's & DENTIST	
	Mill Medical Practice	1.3m
	The Mews Dental Clinic	0.1m
	COUNCIL TAX	
	Band	E



DIRECTIONS: Proceed to the top of the High Street and by the traffic lights Caesars Place will be found after just a short distance on the right hand side.

