

LOT  
**7**

50 The Clockhouse, 140 London Road, Guildford, Surrey GU1 1FF

**Guide Price £175,000\***

**ONE BEDROOM TOP FLOOR RETIREMENT FLAT IN PRIME LOCATION**



This one bedroom top floor retirement flat forms part of a complex constructed by McCarthy and Stone and is presented in excellent order. There is easy access into the main town of Guildford with its shopping facilities and travel connections. Further rail services are available at London Road and Clandon Stations that are both within two and a half miles. Good road links are also very accessible including the A3 that connects to the M25 London Orbital Motorway. The flat which is larger than average has a security entryphone system, residents' communal lounge and has the added safety of an on-site manager. The flat is presented in excellent order throughout and there is also a communal garden to the rear. The property is sold with full vacant possession. PLEASE NOTE ANY PURCHASER MUST BE OVER THE AGE OF 70 YEARS TO PURCHASE THIS FLAT AND WILL NEED TO BE PRE-APPROVED BY THE FREEHOLDERS.

**ACCOMMODATION**

Entrance Hall, Lounge, Kitchen, Shower Room. Approximately 72 sm.

**TENURE**

994 years unexpired. Ground Rent £500 pa Service Charge approximately £8500 pa.

**LOCAL AUTHORITY & TAX RATING**

Guildford Borough Council  
Council Tax Band D  
EPC Band B

**VIEWING TIMES**

By appointment through the Auctioneers