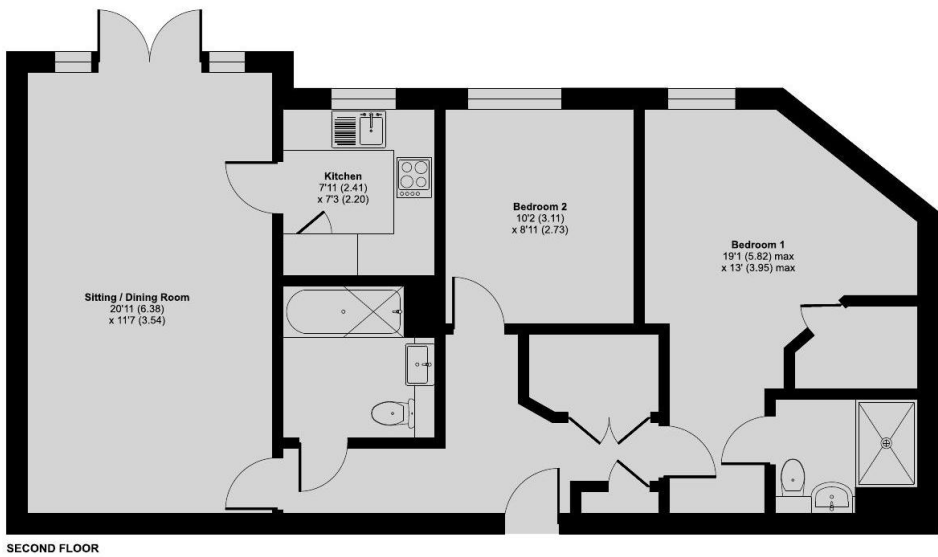


Ockford Road, Godalming, Surrey, GU7
Approximate Area = 813 sq ft / 75.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Seymours Estate Agents. REF: 1509436



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	B	813	0.29 miles	Band D	Advised £4788pa	Advised £595pa

Lease Length – 990 Years (Published August 2026)

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



Flat 30 Caesars Place, Ockford Road, Godalming, GU7 1QW

£485,000 Leasehold

A beautifully presented and generously proportioned two-bedroom second-floor apartment offering approximately 813 sq ft of stylish accommodation within the well-regarded Caesars Place. Highlights include an impressive 20' sitting/dining room, contemporary fitted kitchen and principal bedroom with en-suite and walk-in wardrobe. Residents also enjoy superb communal facilities, including an expansive residents' lounge and impressive roof terrace, all within a stone's throw of Godalming town centre and mainline station.



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Set on the second floor of Caesars Place, this beautifully presented two-bedroom apartment offers approximately 813 sq ft of thoughtfully arranged accommodation, combining generous room sizes with a contemporary finish and the added benefit of excellent communal facilities.

The apartment is approached via a central entrance hall, which provides access to each of the principal rooms and incorporates useful built-in storage. The accommodation flows particularly well for both everyday living and entertaining.

At the heart of the apartment is an impressive sitting/dining room extending to approximately 20'11. Generously proportioned and beautifully presented in soft neutral tones, there is ample room to create defined sitting and dining areas. Plush carpeting adds a comfortable finish, while an opening leads directly into the separate kitchen.

The kitchen has been smartly appointed with a contemporary range of gloss-fronted cabinetry complemented by contrasting work surfaces and tiled flooring. Integrated appliances include an eye-level oven, hob, microwave and fridge freezer, while the sink is positioned beneath the window. The layout makes excellent use of the available space and provides plenty of storage and preparation area.

The principal bedroom is particularly impressive, measuring approximately 19'1 at its maximum point and enjoying a large window that gives the room a bright and airy feel. There is excellent built-in storage, including a substantial fitted cupboard, while the bedroom also benefits from its own contemporary en-suite shower room. Finished with large-format neutral tiling, the en-suite includes a glazed shower enclosure, fitted vanity storage and mirrored cabinetry.

The second bedroom is another well-presented room and works equally well as a guest bedroom, home office or hobby space. Completing the accommodation is a stylish main bathroom, again finished with contemporary neutral tiling and fitted with a bath and overhead rainfall-style shower, glazed screen, vanity storage and a large mirrored cabinet.

A particularly appealing feature of Caesars Place is the range of communal spaces available for residents to enjoy. These include an exceptionally spacious residents' lounge, attractively arranged with numerous seating and dining areas and providing an excellent additional space in which to relax or socialise.



Residents also have access to an impressive communal roof terrace. Extensively decked and bordered by contemporary glazed balustrading, it provides plenty of room for outdoor seating and tables, with elevated views across the surrounding treetops and towards the countryside beyond. Together, these communal areas considerably extend the lifestyle offering of the apartment and provide excellent spaces for entertaining, relaxing and enjoying the warmer months.

Caesars Place occupies a convenient position on Ockford Road, placing the property moments from Godalming's historic town centre with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station provides direct services to London Waterloo, while the surrounding area offers plentiful opportunities for walking and recreation, including riverside routes along the River Wey and the beautiful Surrey countryside beyond.

