

# WEST MOUNT





# WEST MOUNT

GUILDFORD, SURREY, GU2 4HL

A well presented, two double bedroom, ground floor purpose built flat within this popular, quiet, well maintained development within short walk of Guildford mainline station and the High Street.

Available: 2nd December 2025

£1,600 PCM (Per Calendar Month)

Flat, 2 Bedroom, 1 Bathroom, 1 Reception,  
Unfurnished

## Key Features

- Two double bedrooms
- Walking Distance to Station
- Single garage
- Close to Town Centre
- Ground floor balcony
- Great Views







## THE PROPERTY

### Description

This ground floor flat is located within a residential block on The Mount in Guildford and spans 790 sq. ft. The flat comprises two double bedrooms, a bathroom with bath and overhead shower, an entrance hall with storage, a fitted kitchen, and a spacious sitting/dining room with access to a private balcony.

### Outdoors

The property benefits from communal grounds and a private balcony directly off the sitting room. The block is set back from the road, providing a quieter position while remaining close to the town centre. The apartment also includes a single garage in a block, as well as visitor parking.



## Location

The flat is within easy walking distance of local amenities and Guildford town centre. Guildford High Street is approximately a 10-minute walk away, offering a variety of shops, cafés, and other facilities. Guildford mainline station is around a 7-minute walk and provides regular trains to London Waterloo in approximately 35 minutes. London Road station is around a 15-minute walk, and the A3 can be reached quickly by car, providing access towards London and the south coast.

## Utilities

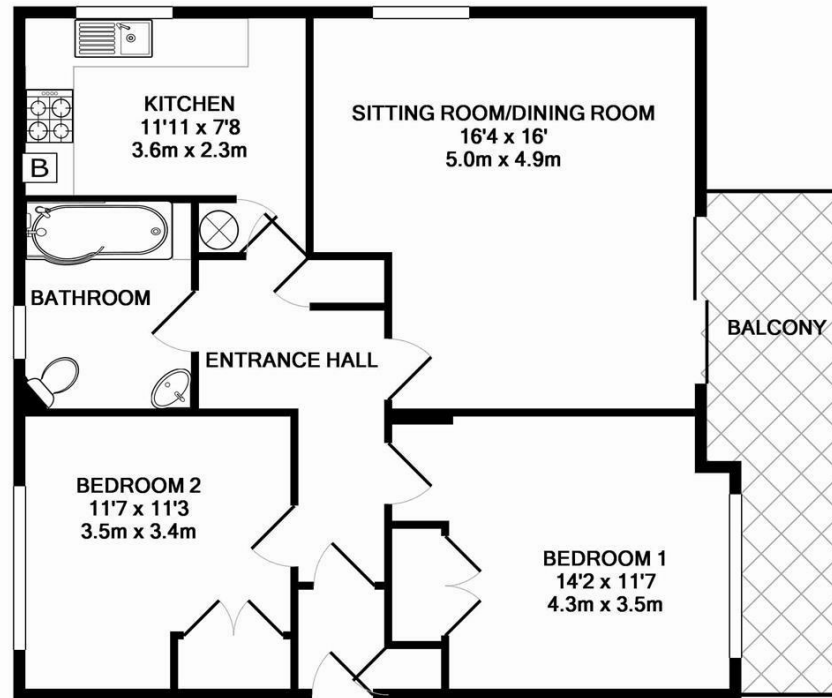
Mains gas, electricity, water, and waste.

EPC Rating: D

Council Tax Band: E – Guildford

Deposit: £1,846 (five weeks' rent)

Holding Deposit: £369 (one week's rent)



TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014



## Godalming Lettings

26 Church Street  
Godalming  
Surrey  
GU7 1EW

Tel: 01483 407630

