



Flat 34 - West Mount, The Mount, Guildford, Surrey, GU2 4HL



FLAT 34 - WEST MOUNT, THE MOUNT, GUILDFORD, SURREY, GU2 4HL

PURPOSE-BUILT
DEVELOPMENT

TWO DOUBLE BEDROOMS

MODERN BATHROOM

RESIDENTS PARKING

CLOSE TO THE STATION &
HIGH STREET

SPACIOUS FLAT WITH
ENCLOSED BALCONY

L-SHAPED LIVING/DINING
ROOM

GARAGE & PARKING

TOWN CENTRE LOCATION

EPC: C



A delightful two-bedroom flat with an enclosed balcony and garage set within a purpose-built town centre development; conveniently located for access to Guildford's High Street, mainline station and the River Wey.

THE PROPERTY

This well proportioned flat has bright and modern accommodation with an enclosed balcony, garage and benefiting from a parking space in front of the garage. It is conveniently situated in West Mount; a popular purpose-built development allowing easy access to Guildford's High Street, mainline station and River Wey.

Accommodation comprises: entrance hall with cloak/storage cupboards and tiled flooring; bright and spacious dual aspect living/dining room with sliding doors opening to the enclosed balcony with tiled flooring and sliding doors opening to a leafy outlook; kitchen fitted with a range of contemporary white gloss units, laminate worktops and glass splashbacks, integrated double oven, electric hob and extractor fan above and vinyl tiled flooring; two double bedrooms with built-in cupboards; shower room fitted with a white suite comprising shower cubicle, basin with vanity units under, W.C., bidet and tiled flooring.

Lease: TBC

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: TBC



THE GROUNDS

There are well-maintained landscaped communal grounds and gardens. The property has the benefit of a garage in a nearby block and due to its position, allows for a car to be parked in front. There is visitors parking available.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts has monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and direct access to Gatwick, the A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.3 miles

GUILDFORD MAINLINE STATION | 0.4 miles

GODALMING | 3.8 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

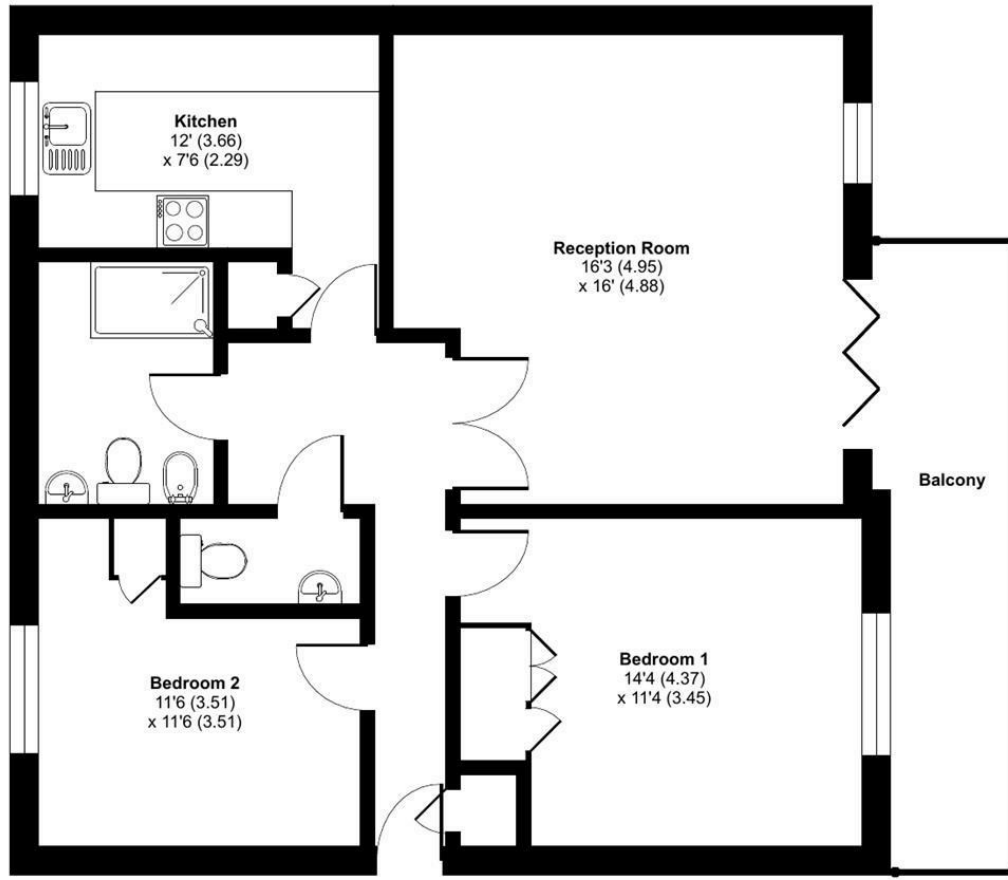
CENTRAL LONDON | 31 miles

GATWICK AIRPORT | 27 miles

West Mount, The Mount, Guildford, GU2

Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



FIRST FLOOR

LOCAL AUTHORITY

Guildford Borough Council


COUNCIL TAX

Band: E

SERVICES

All mains services connected

19th August 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Clarke Gammon. REF: 1164466

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

SAT NAV REF: (Post Code: GU2 4HL)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

