



Flat 13 - West Mount, The Mount, Guildford, Surrey, GU2 4HL

CLARKE



GAMMON

FLAT 13 - WEST MOUNT, THE MOUNT, GUILDFORD, SURREY, GU2 4HL

PURPOSE-BUILT DEVELOPMENT	SPACIOUS FLAT WITH OUTDOOR BALCONY
TWO DOUBLE BEDROOMS	L-SHAPED LIVING/DINING ROOM
MODERN RE-FITTED BATHROOM	TWO SINGLE GARAGES
RESIDENTS PARKING	TOWN CENTRE LOCATION
CLOSE TO THE STATION & HIGH STREET	EPC: C



**A delightful flat with a balcony and
two garages 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

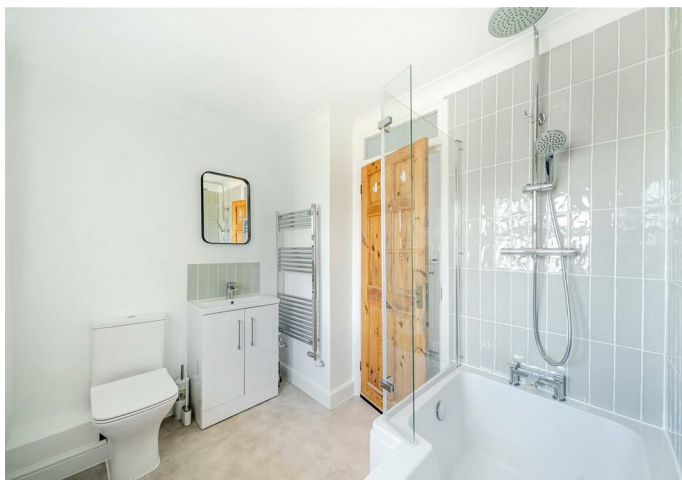
This well proportioned flat has bright and modern accommodation having recently been re-decorated throughout with the benefit of an outdoor balcony and two single garages. It is conveniently situated in West Mount; a popular purpose-built development allowing easy access to Guildford's High Street, mainline station and River Wey. No onward chain.

Accommodation comprises: entrance hall with cloak/storage cupboard; bright and spacious dual aspect living/dining room with sliding doors opening to the balcony with tiled flooring and overlooking the communal grounds; kitchen fitted with a range of wood-effect units and laminate worktops, integrated appliances to include a double oven, gas hob and extractor chimney above, dishwasher and vinyl tiled flooring; two double bedrooms with built-in cupboards; bathroom re-fitted with a contemporary white suite comprising L-shaped bath with shower above, basin with vanity unit under, W.C., heated towel rail, tiled splashback areas and vinyl flooring.

Lease: approx. 90 years remaining (TBC)

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: £3,000 per annum



THE GROUNDS

There are well-maintained landscaped communal grounds and gardens. The property has the benefit of a garage in a nearby block. 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)

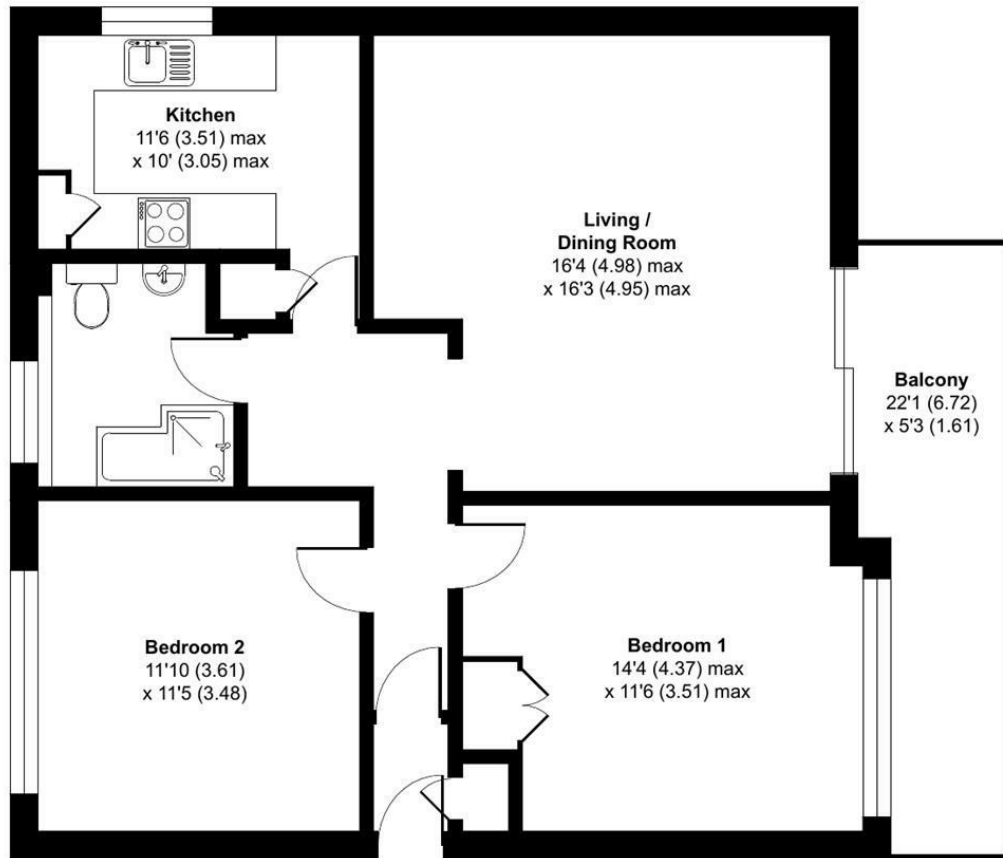
CENTRAL LONDON | 31 miles

GATWICK AIRPORT | 27 miles

West Mount, Guildford, GU2

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1314441

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX


Band: E

SERVICES

All mains services connected

16th July 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG GUILDFORD OFFICE

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E: guildford.sales@clarkegammon.co.uk

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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

