



Flat 8 - West Mount, The Mount, Guildford, Surrey, GU2 4HL



FLAT 8 - WEST MOUNT THE MOUNT GUILDFORD SURREY GU2 4HL

Spacious top floor
apartment with far reaching
views

2 Double bedrooms

Modern kitchen with
integrated appliances

4 piece bathroom suite

Purpose-built development

Town Centre location

Large private balcony

Garage and residents
parking



A light and spacious two-bedroom top floor apartment featuring a south-facing balcony with far reaching views and garage. Situated in a purpose-built development in the town centre, this property offers convenient access to Guildford's High Street, mainline station, and the River Wey.

THE PROPERTY

Offering no onward chain, this bright and spacious apartment offers well-proportioned accommodation along with a garage. The property boasts a large terrace with fantastic views and is conveniently located in a desirable part of Guildford, within a private development just a short walk from the historic town centre and mainline station. The accommodation comprises: An entrance hallway leading to all of the primary rooms; a kitchen equipped with a range of modern white gloss units and integrated appliances, including an oven, gas hob with extractor chimney, fridge/freezer; a living/dining room featuring sliding doors leading to a charming sun terrace; a spacious double bedroom; a second double bedroom; and a bathroom with a white suite comprising a shower cubicle, bath, basin, WC and a heated towel rail. The property is enhanced by a large terrace surrounded by well-maintained communal gardens, offering superb far-reaching views across the town. Additional benefits include a garage, communal residents' parking, and beautifully tended communal grounds. The development is just moments away from open countryside, hills, and the River Wey.

Lease: 105 years remaining - Ground Rent: N/A (share of freehold) - Service and maintenance charge: £2,776 per annum



THE GROUNDS

There are very well maintained grounds and landscaped communal gardens for residents use. The property benefits from a garage, which is located in a nearby block. Non-allocated residents parking is 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 | 0.5 miles

GUILDFORD MAINLINE STATION | 0.5 miles

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

GODALMING | 4 miles

CENTRAL LONDON | 33 miles

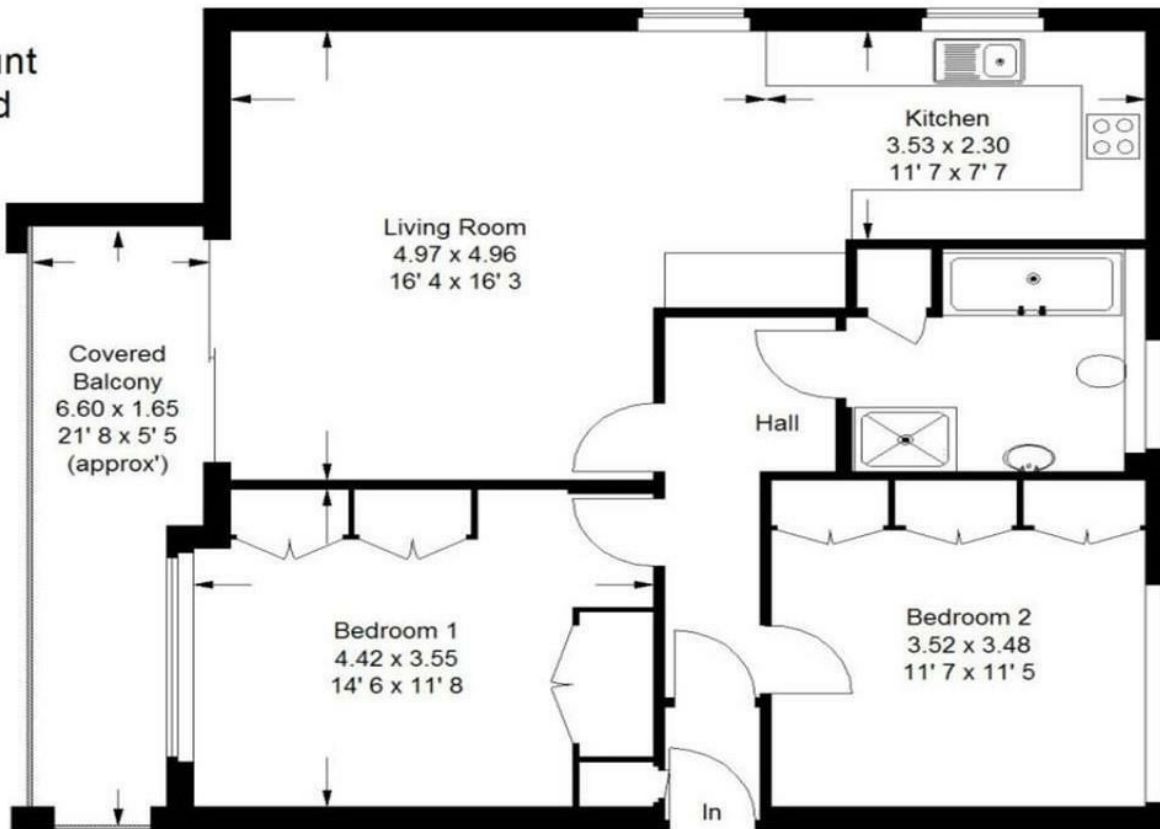
HEATHROW AIRPORT | 24 miles

West Mount Guildford



APPROX. GROSS
INTERNAL FLOOR AREA
796 SQFT / 74 SQM

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



LOCAL AUTHORITY

Guildford Borough Council


COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

Energy Efficiency Rating

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

CG GUILDFORD OFFICE

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DIRECTIONS

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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