



17 West Mount, The Mount, Guildford, Surrey, GU2 4HL



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PURPOSE-BUILT DEVELOPMENT SPACIOUS DUPLEX FLAT
THREE BEDROOMS TWO BATHROOMS
26FT RECEPTION ROOM TOWN CENTRE LOCATION
RESIDENT PARKING TAMDEN GARAGE
NO ONWARD CHAIN EPC: D



A spacious 1,300 sqft three-bedroom duplex flat plus tandem garage set within a purpose-built development; conveniently located in a sought-after area of town and most convenient for access to Guildford's High Street, mainline station and the River Wey.

THE PROPERTY

This well proportioned second floor duplex has spacious accommodation arranged over two floors, offering the incoming purchaser the potential to update and put their own stamp on the property. It is conveniently situated for easy access to the High Street and mainline station, as well as The Mount fields, which enjoy stunning elevated views over Guildford.

Accommodation comprises: entrance hall with storage cupboard; cloakroom; spacious L-shaped living/dining room with large south facing windows providing views over the town; kitchen fitted with a range of units and laminate worktops, integrated appliances including double oven, electric hob, extractor chimney and vinyl flooring. Upstairs, there are three generous bedrooms, all with built-in cupboards and the principle bedroom benefiting from a walk-in closet and en-suite fitted with a white suite comprising bath, basin with vanity units, low-level W.C and part-tiled walls; the remaining bedrooms served by a bathroom fitted with a white suite comprising bath, basin with vanity units, low-level W.C and heated towel rail, both bathrooms have power showers.

Lease: 125 years from 2005

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: £2,415 for the year ending 24.03.2022



THE GROUNDS

The property has the benefit of a tandem garage in a nearby block with an electric door complete with light and power. There is one unallocated residents parking along with well-maintained landscaped communal grounds and gardens.

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 (from Guildford mainline station)

CENTRAL LONDON | 31 miles

GATWICK AIRPORT | 27 miles

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Approximate Area = 1300 sq ft / 120.8 sq m
 Garage = 262 sq ft / 24.3 sq m
 Total = 1562 sq ft / 145.1 sq m

For identification only - Not to scale

LOCAL AUTHORITY

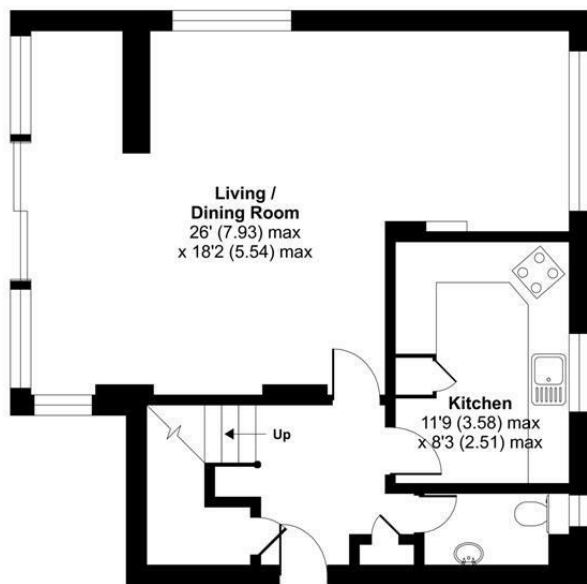
Guildford Borough Council

COUNCIL TAX

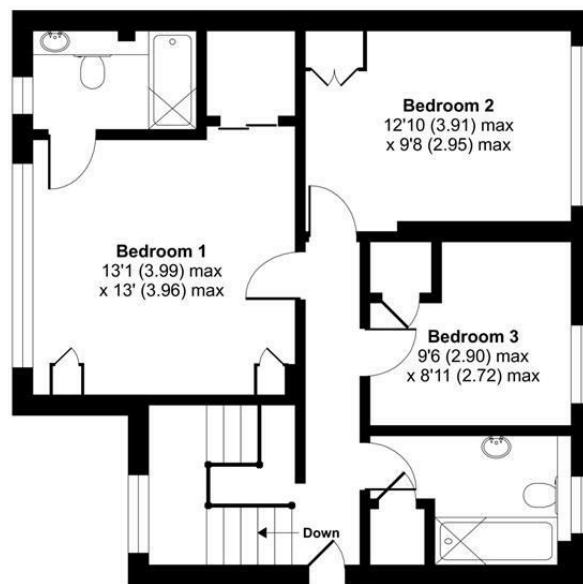
Band: F

SERVICES

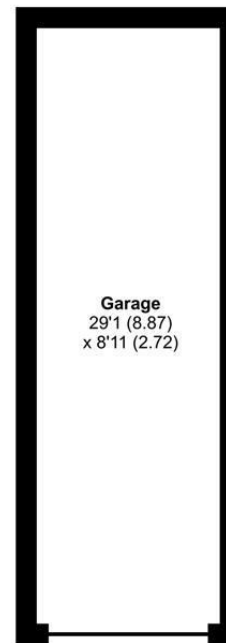
All mains services connected.



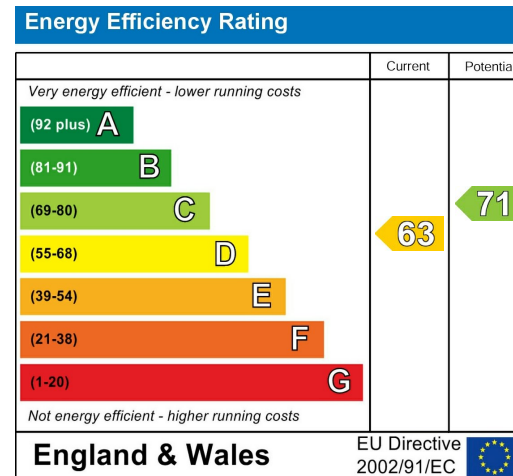
SECOND FLOOR



TOP FLOOR



21st December 2021



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Clarke Gammon. REF: 795895

CG GUILDFORD OFFICE

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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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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