



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



15 WEST MOUNT, THE MOUNT, GUILDFORD, SURREY, GU2 4HL

PURPOSE-BUILT
DEVELOPMENT

BATH & SHOWER ROOM

ENCLOSED SUN ROOM

RESIDENTS PARKING

NO ONWARD CHAIN

THREE DOUBLE BEDROOMS

20FT RECEPTION ROOM

GARAGE

TOWN CENTRE LOCATION

EPC: D



**A larger than average 1,200 sqft
three-bedroom duplex flat 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

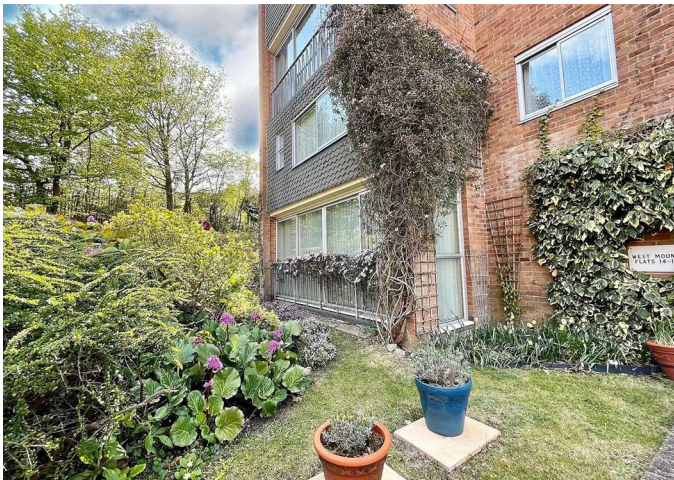
This spacious duplex flat has particularly spacious accommodation arranged over two floors, offering the incoming purchaser the potential to update and put their own stamp on the property. It is conveniently situated for the High Street and mainline station, as well as the renowned Mount, which enjoys stunning views over Guildford.

Accommodation comprises: communal entrance hall to entrance hallway with under stair storage cupboard; downstairs cloakroom; spacious L-shaped living/dining room with sliding doors opening to a 17ft enclosed sunroom with a Juliet balcony looking onto the communal gardens; kitchen fitted with a range of units with vinyl tiled flooring. Upstairs, are three generous bedrooms, each with built-in cupboards; the principle bedroom benefiting from an en-suite bathroom 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 shower room comprising corner shower cubicle, basin with vanity units, low-level w.c and part-tiled walls.

Lease: 120 years from 01.01.2005

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: £2,005 for the year ending 24.03.2020



THE GROUNDS

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

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 and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with 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. 40 minutes and there is also London Road train station. 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 Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, 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

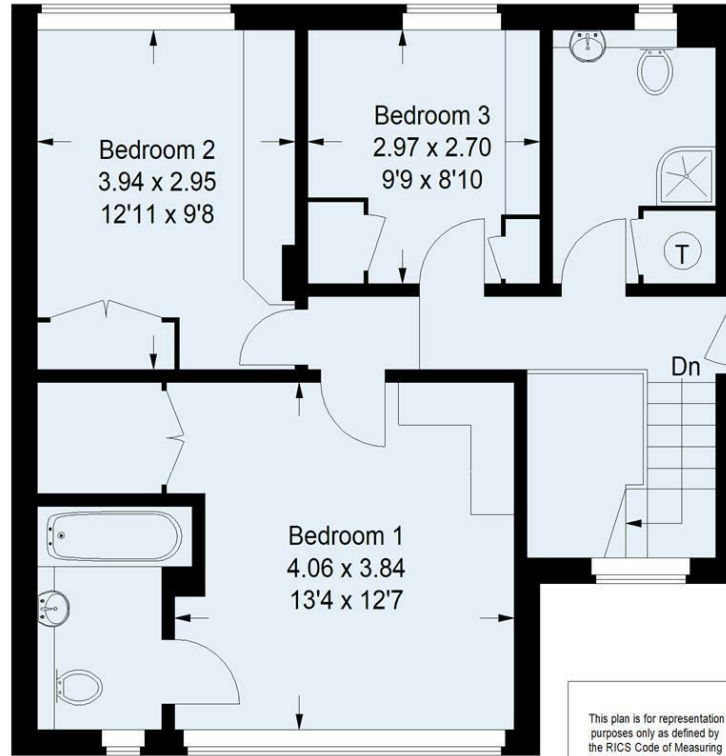
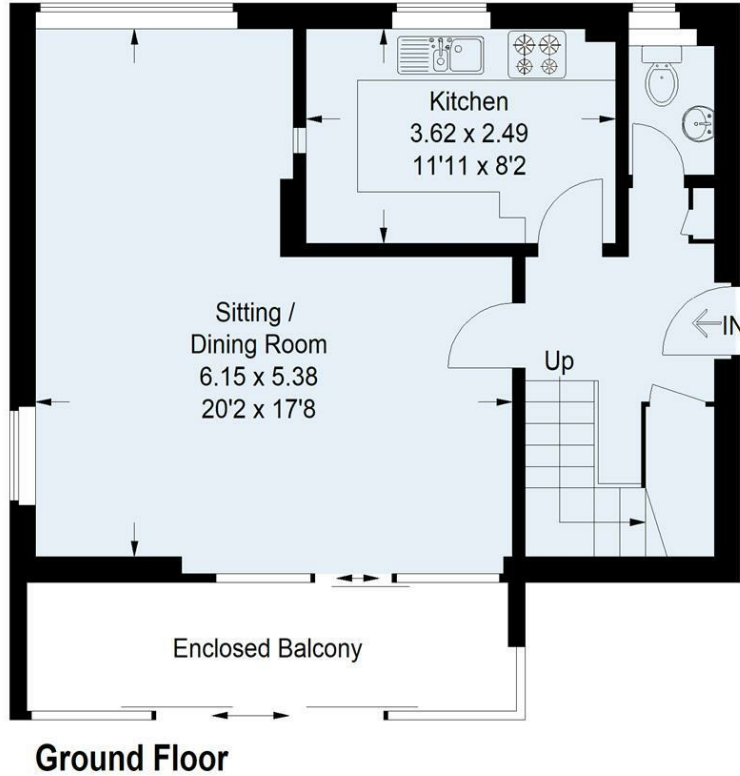
GODALMING | 3.8 miles

LONDON WATERLOO | from approx. 36 minutes (from Guildford mainline station)

CENTRAL LONDON | 31 miles

GATWICK AIRPORT | 27 miles

Approximate Gross Internal Area
 Ground Floor = 49.5 sq m / 533 sq ft
 First Floor = 59.9 sq m / 645 sq ft
 Total = 109.4 sq m / 1178 sq ft



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.

First Floor

LOCAL AUTHORITY
 Guildford Borough Council

COUNCIL TAX
 Band: F

SERVICES
 All mains services connected

30th April 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

