



13 Mount Court, The Mount, Guildford, Surrey, GU2 4HX

CLARKE  GAMMON

- THIRD-FLOOR APARTMENT WITH LIFT ACCESS AND A PRIVATE BALCONY OFFERING VIEWS TOWARDS THE CATHEDRAL AND HIGH STREET
- LESS THAN A TEN-MINUTE WALK TO GUILDFORD MAINLINE STATION
- BRIGHT DOUBLE-ASPECT RECEPTION ROOM WITH LARGE WINDOWS AND FAR-REACHING TOWN VIEWS
- KITCHEN OFF THE RECEPTION ROOM WITH BEECH-EFFECT UNITS, INTEGRATED OVEN, GAS HOB AND ACCESS TO THE BALCONY
- DOUBLE BEDROOM WITH INTEGRATED STORAGE
- THREE-PIECE BATHROOM WITH BATH AND SHOWER OVER
- PERMIT-BASED PARKING, BASEMENT STORAGE AND GARAGE AVAILABILITY (WAITLIST PERMITTING)
- EPC RATING: C



A light, well-located apartment with private balcony views and no onward chain.



13 Mount Court presents a bright and well-arranged one-bedroom apartment with a private balcony offering views towards the cathedral and the High Street. The property is offered with no onward chain and enjoys a convenient position less than a ten-minute walk from Guildford Mainline Station, making it an ideal choice for commuters, first-time buyers and investors.

Located on the third floor, the apartment benefits from lift access. A hallway with built-in storage leads to every room, creating a practical and welcoming layout. The reception room enjoys a double aspect with large windows that frame far-reaching views across the town, while the adjoining kitchen sits just off the living area and opens directly onto the private balcony. The kitchen is fitted with beech-effect units, laminate work surfaces, a stainless-steel sink, an integrated electric oven, a gas hob with cooker hood above, and space for further appliances.

The double bedroom includes integrated storage, and the bathroom is arranged as a three-piece suite with a bath and shower over, toilet and basin. Recent upgrades to the building include newly installed fire doors.

Residents benefit from permit-based parking, which is readily available, along with basement storage ideal for bikes, luggage or seasonal items. Garage spaces are also available on a waitlist basis, adding further convenience to this well-located home.



SITUATION

Guildford is one of Surrey's most vibrant and historic county towns, offering an exceptional blend of culture, green space and connectivity. Its characterful High Street is lined with independent shops, cafés, restaurants and theatres, while the Castle Grounds, riverside walks and nearby Yvonne Arnaud Theatre provide year round leisure and relaxation. Guildford Mainline Station offers fast and frequent services to London Waterloo, making the town a popular choice for commuters, and the surrounding Surrey Hills—an Area of Outstanding Natural Beauty—provide extensive walking, cycling and outdoor pursuits. With excellent shopping, reputable schools, a thriving food scene and easy access to open countryside, Guildford remains one of the most desirable places to live in the South East.

Lease Information

Tenure: Leasehold

Lease Length: 87 Years

Ground Rent: £10 per annum

Service Charge: £960 per annum

GUILDFORD HIGH STREET | 0.2 miles

GUILDFORD STATION | 0.3 miles

LONDON WATERLOO | From 37 minutes by train from Guildford Mainline

GODALMING | 4 miles

HEATHROW AIRPORT | 25.8 miles

CENTRAL LONDON | 30 miles



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Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Clarke Gammon. REF: 1407810

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

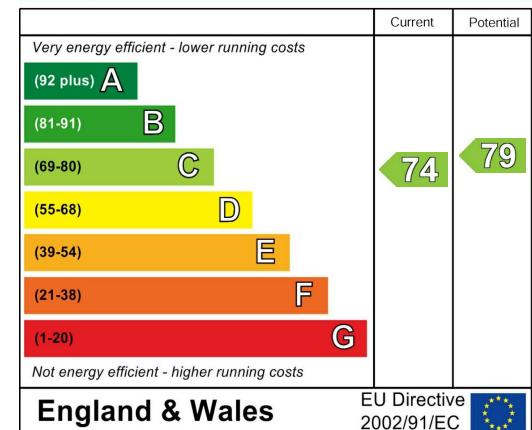
Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

11th February 2026

Energy Efficiency Rating



CG GUILDFORD OFFICE

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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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LIPHOOK OFFICE
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