



West Mount, Guildford, Surrey, GU2 4HL

19 WEST MOUNT, GUILDFORD, SURREY, GU2 4HL

- Spacious 1st floor apartment with views
- Modern fitted kitchen with integrated appliances
- Purpose-built development
- Large private enclosed balcony
- Communal grounds
- 2 bedrooms
- Four piece bathroom suite
- Town centre location
- Garage and residents parking
- Double glazed



THE PROPERTY

Offering no onward chain, this bright well-proportioned apartment benefits from an enclosed south-facing balcony and a garage in block. Conveniently located in a desirable part of Guildford, set within a private development just a short walk from the historic town centre there is good recreation and events happening all year round.

The accommodation comprises of an entrance hallway leading to all of the primary rooms; a kitchen equipped with a range of modern units and integrated appliances, including an oven, gas hob with extractor hood, dishwasher and fridge/freezer. The living/dining room has retractable sliding doors leading to a charming sun terrace/balcony whilst both bedrooms benefit from fitted wardrobes. The shower room is a modern design with a shower cubicle, bath, basin, WC and a heated towel rail.

Length of lease: 120 years from 01/01/2005
Service charge: £3090 per annum (approximately)
Share Of Freehold

A light, spacious purpose-built two-bedroom 1st floor apartment situated central to the town centre offering convenient access to Guildford's High Street, mainline train station and River Wey.



THE GROUNDS

The inside/outdoor connection is amplified by the 'all seasons' private terrace surrounded by maintained communal gardens and the raised elevation. Additional benefits include a garage, communal residents' parking, and the green mature backdrop of tree canopies. Locally to either end of the road there is access to open countryside, hills, and the River Wey.

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.

Godalming - 3-4 miles Southwest - Historic market town, riverside walks, independent shops.

Woking - 5 miles North - Large modern town, shopping centres, theatre, rail links.

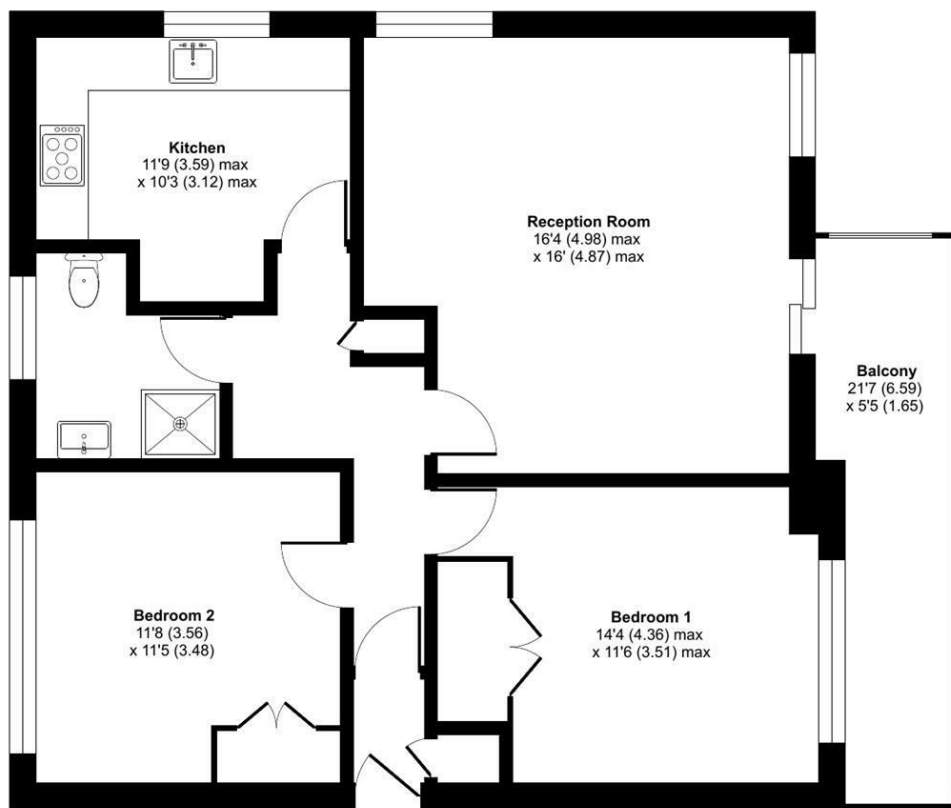
Farnham - 9 miles West - Medieval market town, castle, Georgian streets.

Ripley - 6 miles North East - Historic coaching village, pubs, antique shops.

West Mount, The Mount, Guildford, GU2

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1468639

LOCAL AUTHORITY

Guildford

COUNCIL TAX

Council Tax Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

11th June 2026

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 70 |
| (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

From the bottom of the High Street cross over Millbrook Road and over the bridge by The White House pub. Continue straight across to The Mount where approximately a couple of hundred metres up, West Mount will be on your left side.

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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