

WEST MOUNT



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GUILDFORD, SURREY, GU2 4HL

A well presented, two double bedroom, ground floor purpose built flat within this popular, quiet, well maintained development within short walk of Guildford mainline station and the High Street.

Available: 10th May 2024

£1,550 PCM PCM (Per Calendar Month)

Flat, 2 Bedroom, 1 Bathroom, 1 Reception,
Unfurnished

Key Features

- Close to Town Centre
- Walking Distance to Station
- Single garage
- Two double bedrooms
- Ground floor balcony
- Great Views





THE PROPERTY

This apartment is situated in an elevated position with fantastic views over Guildford and is presented in good condition throughout.

Entrance hall with two storage cupboards, two double bedrooms including large fitted wardrobes. Good size sitting dining room with patio doors opening to the Juliette balcony and peaceful communal gardens. Well equipped kitchen including appliances, a modern white bathroom suite with shower over the bath.



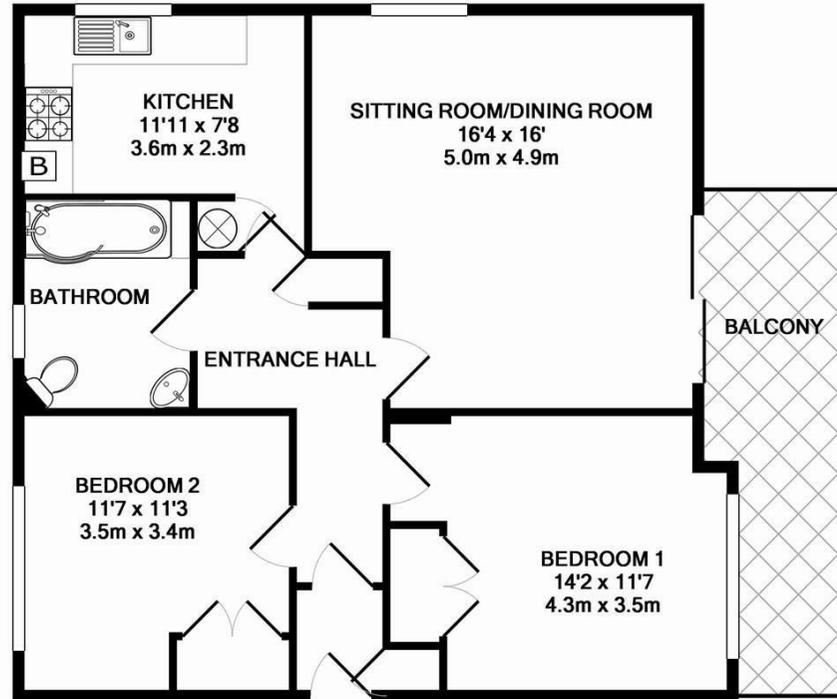
Outside, a single garage in a block. Visitor parking and well maintained grounds.

Mains Gas

EPC Rating 'D'

Council Tax Band 'E' - Guildford - £2,787.07 per annum

Regret no smokers, pets, sharers or children



TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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