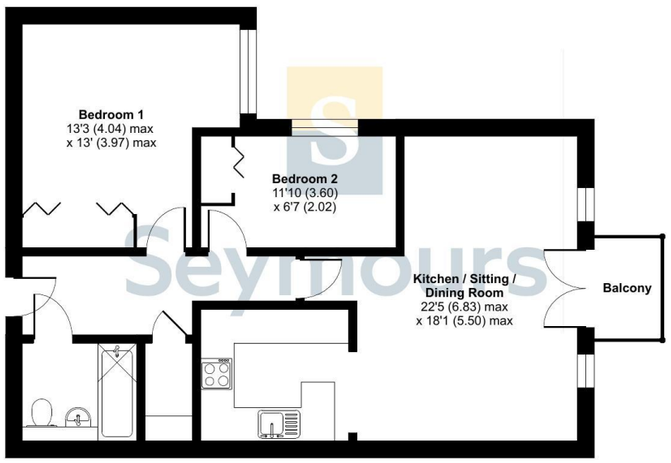
Floorplan

Mount Place, The Mount, Guildford, GU2

Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlc ecom 2025. Produced for Seymours Estate Agents. REF: 1539962







Seymours











Flat 43, Mount Place, The Mount
Guildford, Surrey, GU2 4HU

£175,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 689 sq. ft
- Guildford 0.1 miles

- Retirement apartment for the over 60’s
- No onward chain
- Lift access
- Secure entry system
- Balcony
- Communal roof terrace and communal sitting room
- Excellent transport links
- In the heart of Guildford town centre

Offered to the market with no onward chain, this two bedroom retirement apartment is situated on the third floor of Mount Place, a conveniently positioned development for the over 60s. The property benefits from a private covered balcony, off-street parking within the development and access to a range of communal facilities.

The entrance hall provides built-in storage and leads into a bright open-plan kitchen/sitting/dining room. The sitting area features a decorative fireplace, with space for a dining table and a door opening onto the balcony. The kitchen is fitted with a range of cabinets and coordinating work surfaces, together with a built-in oven and hob.

The principal bedroom is a generous double with fitted wardrobes, while the second bedroom offers flexibility as a guest room or study and also benefits from built-in storage. The bathroom comprises a bath with shower over, washbasin and WC.

An emergency call system is incorporated within the front-door entry system and connects directly to a specialist care-alert provider. Residents are also provided with individual pendant alarms for use away from the main entry console, while a resident building manager is available during office hours to assist with any problems.

Communal facilities include a spacious residents’ sitting room and an attractive roof terrace. A self-contained guest suite can also be booked at a modest nightly rate for visiting friends and family.

The property is conveniently positioned within walking distance of Guildford’s historic High Street, offering an extensive selection of shops, restaurants, cafés and leisure facilities. Guildford’s mainline station is also nearby, providing regular services to London Waterloo in approximately 35–40 minutes, while the A3 offers convenient links to London, the M25 and the wider motorway network.

Length of lease 125 years from 24 June 1986
Service charge: TBC
Ground rent: TBC

Transport Links
Guildford 0.1 miles
London Road (Guildford) 0.7 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Convenient location





No onward chain



The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk