



ESTATE AGENTS



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

Offers In Excess Of £110,000

# Mount Place, The Mount, Guildford, Surrey, GU2 4HU

Mount Place is situated right in the heart of Guildford just moments from the High Street and mainline station and was built exclusively for the over 60's and comes complete with its own live-in house manager, large communal sitting room and a guest suite for visitors. The secure main entrance with entry phone access leads to the well-kept communal hall with lift/stairs to the top floor. The front door opens to the spacious hall with cloaks cupboard.

The large reception room/ kitchen has ample room for separate sitting area. To the rear is the modern kitchen comprising an extensive range of units with built-in cooker, full size fridge, full size freezer, dishwasher, and washer/dryer. The apartment consists of a good sized bright and spacious double bedroom. The bathroom comprises shower over bath, basin and WC.

Communal Facilities for Resident's Use: Within the development is a residents' lounge, guest suite, resident warden, and shared parking with a private parking space at an additional fee if available.

Leasehold

Leasehold - pets allowed? Yes

Annual Service Charges: £243.61 pcm

Service Charge Review Period: Annually

Annual Ground Rent: £75pa but lease extension will take to peppercorn

Ground Rent Review Period: n/a

Length of Lease: 88 yrs

New lease 187 yrs

- First Floor
- Double Bedroom
- Reception Room
- Kitchen
- West-Facing Roof Terrace
- Lift-Serviced
- Communal Facilities
- Town Centre Location
- Council Tax Band C

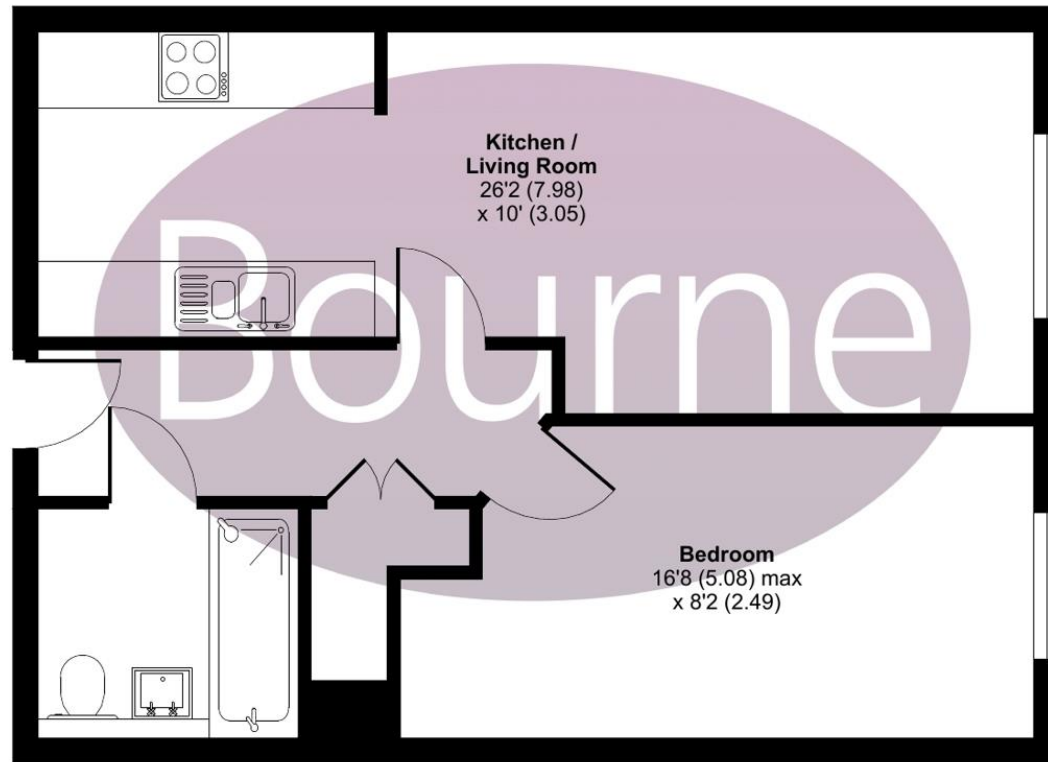


# Floorplan

## Mount Place The Mount, Guildford, GU2

Approximate Area = 484 sq ft / 44.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Bourne Estate Agents. REF: 1047611

# Location

Situated at the bottom of The Mount close to the bottom of Guildford High Street, this penthouse apartment is within just a few hundred yards of the mainline station and less than a mile from the A3 providing easy road access to the M25, London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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