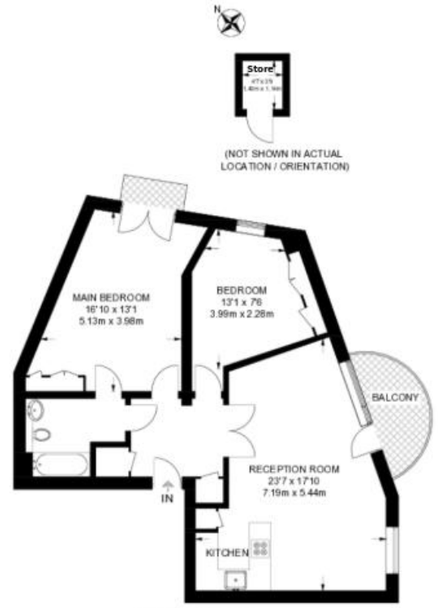
## Floorplan




**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 840 SQ FT / 78.0 SQ M**
**OUTBUILDING = 17 SQ FT / 1.6 SQ M**
**TOTAL = 857 SQ FT / 79.6 SQ M**

This plan has been drawn for illustrative and identification purposes only.

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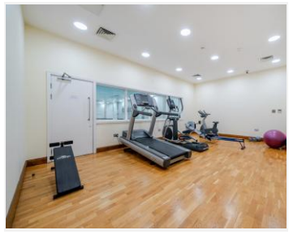

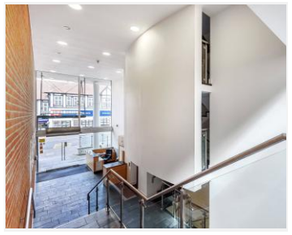

# Apartment, Trinity Gate
# Epsom Road, Guildford, Surrey, GU1 3PJ

£350,000 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
- 857 sq. ft
- London Road (Guildford) 0.2 miles
- First floor apartment
- Central location
- Excellent transport links
- Allocated underground parking
- Exceptional residents facilities
- Communal grounds

Set within the prestigious Trinity Gate development, this well-presented first floor apartment offers bright, generously proportioned accommodation with two private balconies and access to an excellent range of residents facilities, including Concierge Services at the main reception. The apartment combines luxury contemporary open-plan living with two double bedrooms, a modern bathroom and useful additional storage. The apartment is served by a scenic elevator on the landing outside the apartment, which gives direct access to the leisure facilities, main reception, store and parking.

The entrance hall forms a central approach to each room and includes built-in storage cupboards. The spacious reception room provides ample room for distinct sitting and dining areas, with extensive glazing bringing in plenty of natural light and a door opening onto a private balcony. The adjoining kitchen is arranged in an open-plan style and fitted with a comprehensive range of units, integrated appliances and generous work surfaces, together with a central peninsula incorporating the hob, suspended extractor canopy and casual seating space.

The main bedroom is a particularly generous double with fitted wardrobes and glazed doors opening to a Juliet balcony. The second double bedroom also features built-in storage and offers flexible space for guests, a child's room or a home office. Both bedrooms are served by a modern bathroom fitted with a bath and overhead shower, wash basin, WC, fitted storage and a heated towel rail.

The lounge balcony provides an outdoor area with space for seating. A separate storage room is also included at ground floor level, offering useful additional space away from the apartment.

Trinity Gate is centred around attractively landscaped communal courtyard with established planting and seating areas. Residents also enjoy access to impressive leisure facilities including an indoor swimming pool, spa pool, sauna and equipped gym, adding a distinctive lifestyle element to the development. Trinity Gate is a secure development with a Concierge, CCTV and security doors in communal areas. A modern entry system allows the residents to communicate directly with visitors at the Main Entrance Door via their mobile phones.

The development occupies a highly convenient position in Guildford town centre, close to the historic High Street and its extensive selection of shops, restaurants, cafés and leisure amenities. The town is also home to the Yvonne Arnaud Theatre, G Live, Guildford Castle and attractive riverside walks along the River Wey, while the surrounding Surrey Hills provide a wealth of countryside and outdoor pursuits. Guildford's mainline station offers frequent direct services to London Waterloo, with the fastest journeys taking approximately 35 minutes, making the location particularly convenient for commuters. Excellent road connections are available via the A3, linking with the M25 and wider motorway network.

Length of lease: 999 years from 25/12/2004
Ground rent: £200.00 PA next review 26/12/2037
Service charge: £5,679.00 PA

**Transport Links**
London Road (Guildford) 0.2 miles
Guildford 0.6 miles

**Council tax band:** Tax band F
**Local authority:** Guildford Borough Council
**Tenure:** Leasehold

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

First floor apartment

Located in the heart of Guildford

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