



Trinity Gate, Guildford, Surrey

Trinity Gate

FLAT E10 TRINITY GATE, GUILDFORD, SURREY, GU1 3PQ

TWO DOUBLE BEDROOMS

TWO BATHROOMS

OPEN PLAN KITCHEN/LIVING ROOM

TOWN CENTRE LOCATION

SECURE UNDERGROUND PARKING

SAUNA/STEAM ROOM

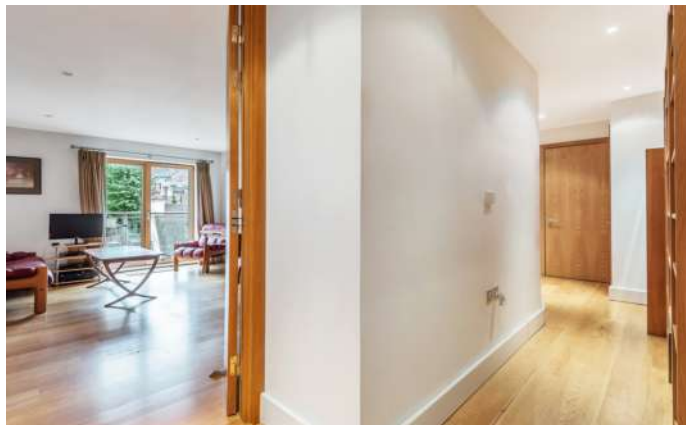
SWIMMING POOL AND GYM FACILITIES

BALCONY

TOP FLOOR WITH LIFT

CONCIERGE SERVICE

EPC RATING C



A spacious two double bedroom apartment situated within walking distance of Guildford town centre with the benefits of leisure facilities

THE PROPERTY

Trinity Gate is a large purpose built apartment building located at the top of Guildford's Iconic High Street. The apartment benefits from a range of leisure facilities, such as, a sauna/steam room, a gym and an indoor swimming pool. The property also benefits from secure allocated parking and is one of few apartment buildings with a concierge service.

The apartment is entered via a spacious entrance hall, from here the large, open plan kitchen, living, dining area is accessed, with ample storage space and access to a small balcony. The property benefits from two well proportioned double bedrooms situated off the main hallway, the master bedroom benefits from an ensuite shower room whilst the second bedroom is serviced by a family bathroom.



GARDEN AND GROUNDS

There is a communal courtyard which is mainly paved with well maintained flower beds for the use of all the residents with a number of seating areas. The development benefits from secure underground parking, a swimming pool, gym and sauna/steam room.

SITUATION

Trinity Gate is situated at the top of Guildford High Street, on the corner of Epsom Road and Jenner Road. Guildford town provides a comprehensive range of shops, boutiques and restaurants, while for arts and culture there is a superb array of venues such as the Electric Theatre, Yvonne Arnaud Theatre, Guildford House Gallery and GLive. The Spectrum leisure centre is also a short drive.

Communications are excellent with a fast and frequent rail service to London from both Guildford mainline train station and also London Road Station. There is easy access to the A3 and M25 with Heathrow and Gatwick international airports both being within a 45 minute drive.

GUILDFORD HIGH STREET 0.3 MILES

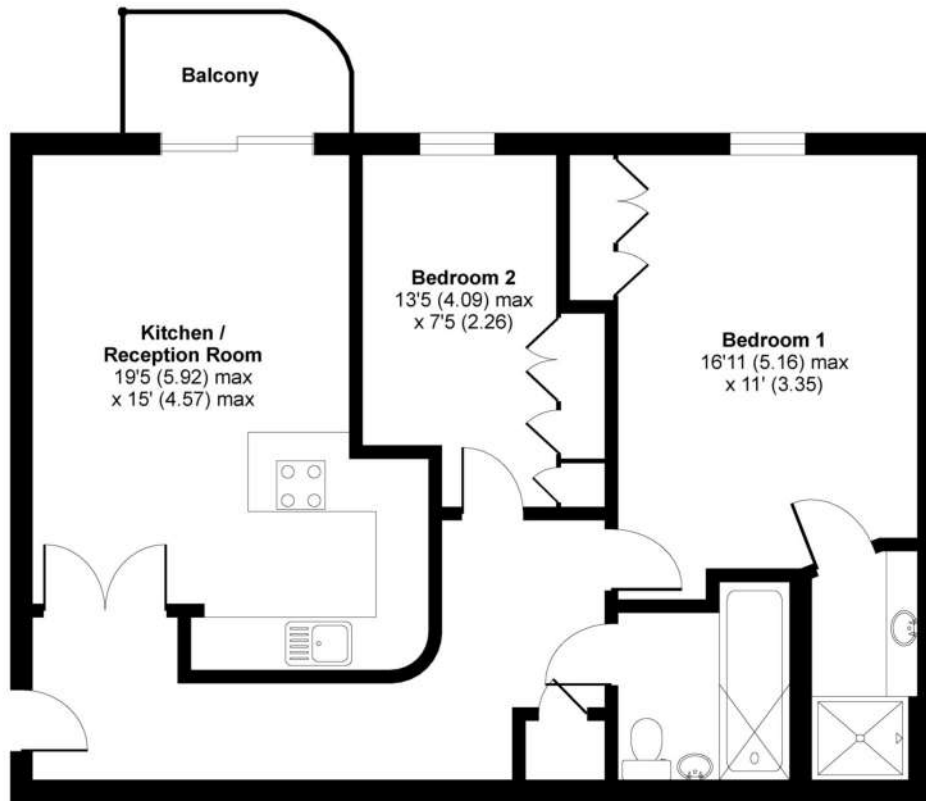
LONDON ROAD TRAIN STATION 0.4 MILE
LONDON WATERLOO 50 MINUTES BY TRAIN

GUILDFORD TRAIN STATION 0.8 MILES
LONDON WATERLOO 37 MINUTES BY TRAIN

CENTRAL LONDON 30.7 MILES

Trinity Gate, Epsom Road, Guildford, GU1 3PQ

APPROX. GROSS INTERNAL FLOOR AREA 792 SQ FT 73.6 SQ METRES



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band E. Council tax for 2019/20: £2,304.97

SERVICES

All mains serves connected

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GUILDFORD OFFICE

4 QUARRY STREET GUILDFORD SURREY GU1 3TY

T: 01483 880900

E: res.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

For our Guildford office. Turn right onto the High Street continue to the top of the High Street, the property is located on the right just before Jenner Road.

VIEWINGS BY APPOINTMENT ONLY

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
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MAYFAIR OFFICE
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T: 01483 223101

