



Flat E4, Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3PQ

Offers in excess of £400,000

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A stunning two double bedroom apartment in this prestigious lift-serviced development right in the centre of Guildford. This property features a spacious living area with balcony, bathroom and an underground parking space and offers unrivalled facilities including a concierge service, resident's swimming pool, Jacuzzi, sauna/steam room and gym. The property is finished to a very high specification throughout and also benefits from panoramic views and lockable store room.

The apartment is accessed via an impressive spacious main hall with concierge service, video entry-phone and stairs/lift to the landscaped central courtyard with integral water feature, views to the Surrey Hills and access to the apartment.

The front door opens into an impressive hall with storage cupboard and double doors opening to the bright and spacious 23ft reception room with window and double doors to the balcony to the front. To the side is the well planned modern kitchen area with built in appliances.

The spacious master bedroom has built-in wardrobes to one wall, double doors with Juliette balcony to front and a door into the ensuite bathroom. The second bedroom is a very good sized double with built-in double wardrobe and window to side.

The apartment comes with a lockable storage room for the exclusive use of this apartment.

Allocated parking is via stairs/lift to the ground floor where the underground parking space is found with remote-controlled gates leading out onto London Road.

No pets are allowed in the apartments without prior written consent from the RTM Company.

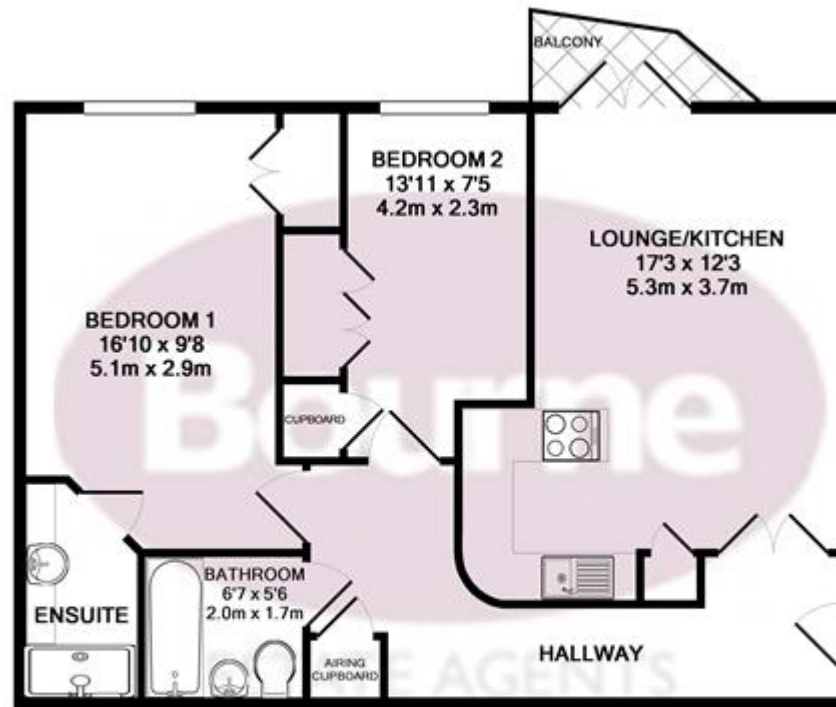
Annual service charge - £5063.84

The lease term was 999 years from 25th December 2000.

- Two Bedrooms
- Two Bathrooms
- Balcony
- Parking
- Swimming Pool
- Gym
- Council Tax Band E



Floorplan



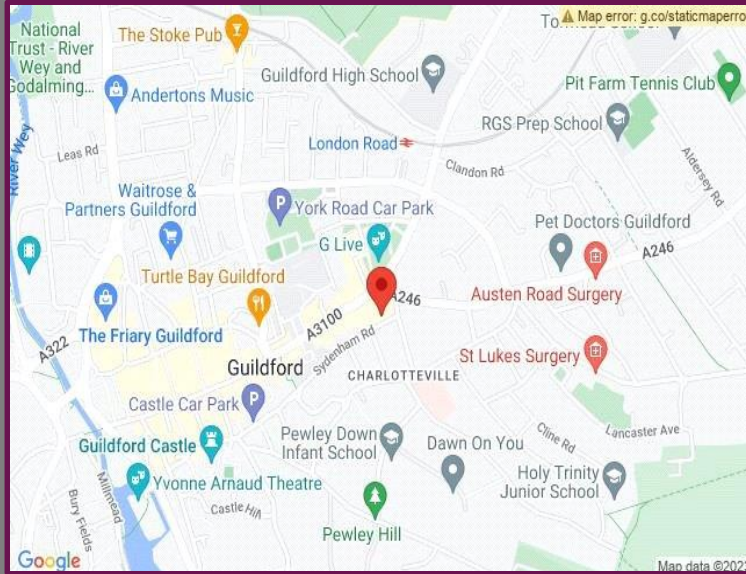
FOR ILLUSTRATIVE PURPOSES
TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

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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Location

Trinity Gate is a sought after modern luxury development in the heart of Guildford town centre at the top of the High Street, opposite G-Live. London Road and Guildford mainline stations are within walking distance. The A3 which connects to London, The M25 and the South Coast is also within approximately 1 mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B	86	87
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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