



Spacious three bedroom penthouse apartment

Flat B15 Trinity Gate, Epsom Road, Guildford, GU1 3PN

Leasehold

savills

Three bedrooms • Twin balconies • Underground car parking • Central location • Leisure facilities

Local information

The historic town of Guildford offers a wide range of shopping, leisure and cultural amenities, including restaurants, the renowned Yvonne Arnaud Theatre, multiplex cinema and the G-Live entertainment venue.

Road communications are good, with the A3 connecting with the M25 at Wisley for access to the airports and the national motorway network. In addition, the town benefits from two railway stations offering fast and frequent services into London Waterloo as well as Gatwick Airport.

Sporting and recreational opportunities include golf at a number of local clubs, rowing on the River Wey and polo at Ewhurst. There is also the Guildford Spectrum Sport and Leisure centre, Stoke Park and the Guildford Lido. Guildford lies on the edge of the Surrey Hills Area of Outstanding Natural Beauty, with nearby beauty spots such as Newlands Corner, Chantry Wood, Hurtwood and Winterfold Forests and Winkworth Arboretum offering miles of countryside for walking, cycling or riding.

About this property

B15 Trinity Gate is a stunning three bedroom, three bathroom luxury penthouse apartment in an exclusive lift serviced building, impeccably presented and located in a prime location within moments of Guildford High Street. Built to a high specification, with fantastic

internal amenities such as air conditioning throughout, private gated underground parking and benefiting from a concierge service, video entry phone and communal indoor swimming pool, sauna, gym, Jacuzzi and private store room facility, Trinity Gate is one of Guildford's premiere developments.

The well-proportioned accommodation flows from a generous reception hall and comprises a fabulous open plan double aspect sitting/dining room measuring at 38'10 x 22'3 with vaulted ceiling access to dual balconies with stunning views of Guildford which run the length of the apartment. This fantastic room opens into a modern stylish fully fitted kitchen with breakfast bar and a number of fitted Siemens appliances. There are three spacious double bedrooms all with fitted wardrobes, the master and second bedroom benefitting from well-appointed en-suite shower and bathrooms. The third bedroom makes use of the family bathroom.

The property is being sold with no onward chain and an internal viewing is highly recommended.

Tenure

Leasehold

EPC rating = D

Viewing

Strictly by appointment with Savills



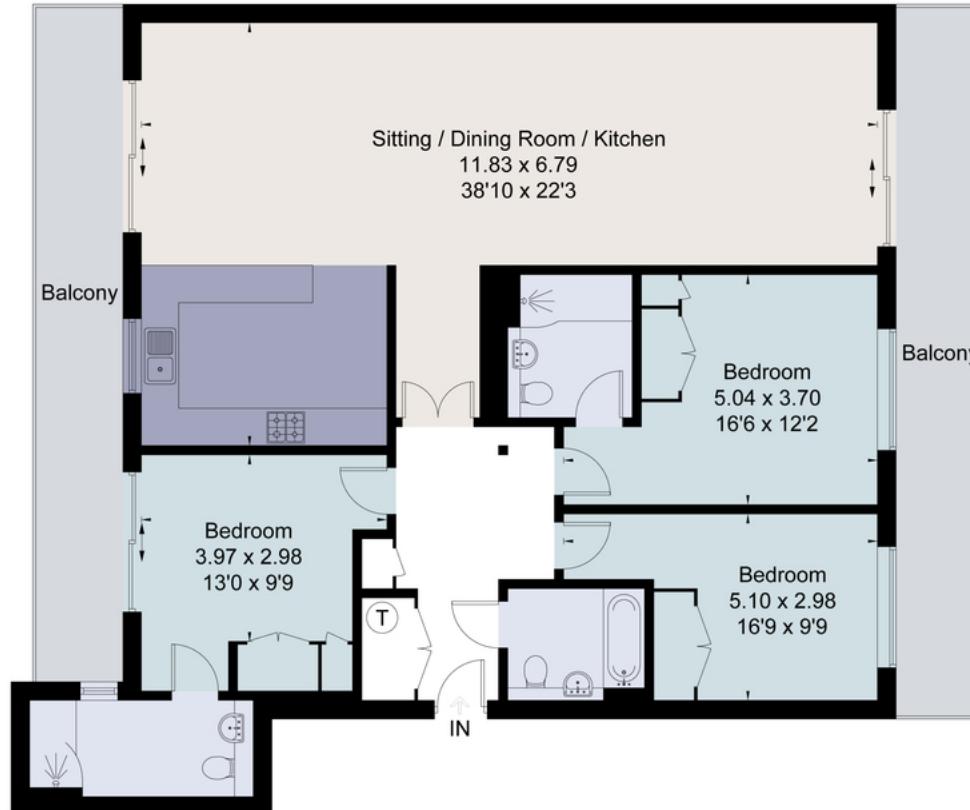


Approximate Area = 136.2 sq m / 1466 sq ft

Including Limited Use Area (1.0 sq m / 11 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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