



C11 Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3PW

CLARKE  GAMMON  
1919



# C11 Trinity Gate

EPSOM ROAD, GUILDFORD, SURREY, GU1 3PW

## Leasehold

Located in the heart of Guildford town centre, this beautifully presented two-bedroom, two-bathroom apartment is set within the popular Trinity Gate development on Epsom Road — the historic site of the former Odeon cinema. Residents enjoy exclusive access to a range of premium amenities including a swimming pool, steam room, sauna, gym, and secure underground allocated parking, along with dedicated parking for motorbikes and cycles. There is also a separate lock-up near the car park, providing valuable additional storage space.

The apartment opens into a spacious hallway that leads to all rooms. The property features a generous open-plan kitchen and living area measuring approximately 21 x 18 feet. This bright and airy space benefits from a private balcony, ideal for morning coffee or evening drinks. The modern kitchen is fully fitted with integrated appliances including a fridge freezer, electric oven, ceramic hob with cooker hood over, washing machine, and dishwasher. Cream cabinetry is complemented by marble worktops and a stainless-steel sink with drainer, creating a functional cooking space.

The second bedroom is a comfortable double with built-in storage, which is served by a three-piece bathroom featuring a shower over bath, tiled flooring, towel rail, and large mirror.

The master bedroom is complete with fitted wardrobes, a Juliet balcony, and a luxurious en-suite with a large walk-in shower, tiled floor, towel rail, and expansive mirror. A standout feature is the direct access to one of the largest private roof terraces in the development — a rare and enviable outdoor space with panoramic views stretching north, west, and east across Guildford's rooftops, including Holy Trinity Church, The Mount, and even Woking and London on a clear day. The terrace easily accommodates substantial outdoor furniture and planting, making it perfect for entertaining or unwinding in style.

Further benefits include hardwood flooring throughout, a lift serving all floors, well-maintained communal areas, and a concierge service. The property is set in a vibrant town centre location just moments from shops, restaurants, and transport links. London Road train station is only a few minutes' walk, with services into London Waterloo.

- **Exceptional Outdoor Space** – Rare combination of large roof terrace, private balcony & Juliet balcony
- **Modern Kitchen** – Integrated appliances, marble worktops, and cream units
- **Two Bathrooms** – Stylish main suite and en-suite with quality fittings
- **Central Guildford Location** – In the sought-after Trinity Gate development on Epsom Road
- **Spacious Living Area** – 21x18 ft open-plan lounge/kitchen with private balcony
- **Two Double Bedrooms** – Master with en-suite, Juliet balcony, and terrace access
- **Resident Facilities** – Pool, sauna, steam room, gym & underground parking
- **Energy Efficient** – EPC rated B

### CG GUILDFORD

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**Local Authority:** Guildford Borough Council - Tax Band F

**Services:** The property benefits from mains drainage, water and electricity. The apartment has electric heating















## SITUATION

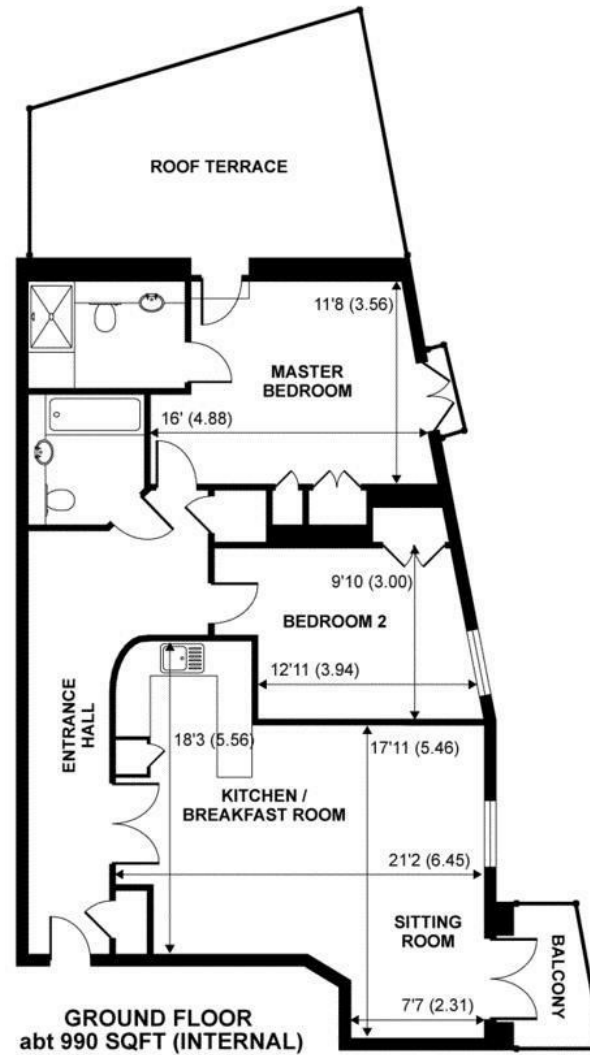
Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.







NOT TO SCALE



## LEASE DETAILS

**Tenure:** Leasehold

**Service Charge:** £5,986.34 per annum (2024-2025)

**Ground Rent:** £200 per annum

**Length of Lease:** 999 years from 25th December 2005

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### 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

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MAYFAIR  
OFFICE GROUP

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