



# TRINITY GATE

Guildford, Surrey



## A BEAUTIFULLY PRESENTED PENTHOUSE JUST METRES FROM GUILDFORD HIGH STREET

### Summary of accommodation

Reception hall | Open plan kitchen/breakfast/dining/living room

Two bedrooms with en suite | Further bedroom | Family bathroom

**Distances:** Guildford's Upper High Street 43m, London Road Station

Guildford 0.3 mile (from 47 minutes to London Waterloo), Guildford mainline station 0.7 mile (from 32 minutes to London Waterloo), A3 (northbound) 1.3 miles, A3 (southbound) 1.9 miles, M25 (Junction 10) 8.3 miles

Heathrow Airport 22 miles, Gatwick Airport 34.3 miles, Central London 31.6 miles

(All distances and times are approximate)

## SITUATION

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

**Schools:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

## THE PROPERTY

An exceptional and generously proportioned penthouse apartment, occupying a prime fourth floor position in this prestigious development. At the heart of the home is a stunning recently refitted open-plan kitchen, dining and living space, featuring a breakfast bar for casual dining.

Benefitting from a dual aspect and opening onto two private balconies, this impressive room enjoys far-reaching views across Guildford. The accommodation further comprises three generous double bedrooms, two of which benefit from en suite facilities with under floor heating, while a spacious family bathroom serves the remaining bedroom.



Residents enjoy the added luxury of lift access, secure gated underground parking, an indoor swimming pool, spa and leisure facilities, as well as a dedicated concierge service. Situated just moments from the historic High Street.

## KEY FEATURES

- Beautifully presented fourth floor apartment
- Generous reception hall leading into a fabulous open plan double aspect sitting/dining room
- Recently replaced kitchen with high specification integrated appliances
- Three bedrooms (one family bathroom and two en suites)
- Air conditioning throughout
- Underground designated car park space and separate storage room
- Dual balconies with stunning views of Guildford which run the length of the apartment
- 977 years remaining on the lease

## PROPERTY INFORMATION

**Services:** Our client has advised the property has mains drainage, electricity and water.

**Local Authority:** Guildford Borough Council

**Council Tax:** Band D

**Tenure:** Leasehold

**Current service charge:** £10,800pa

**Current ground rent:** £200pa

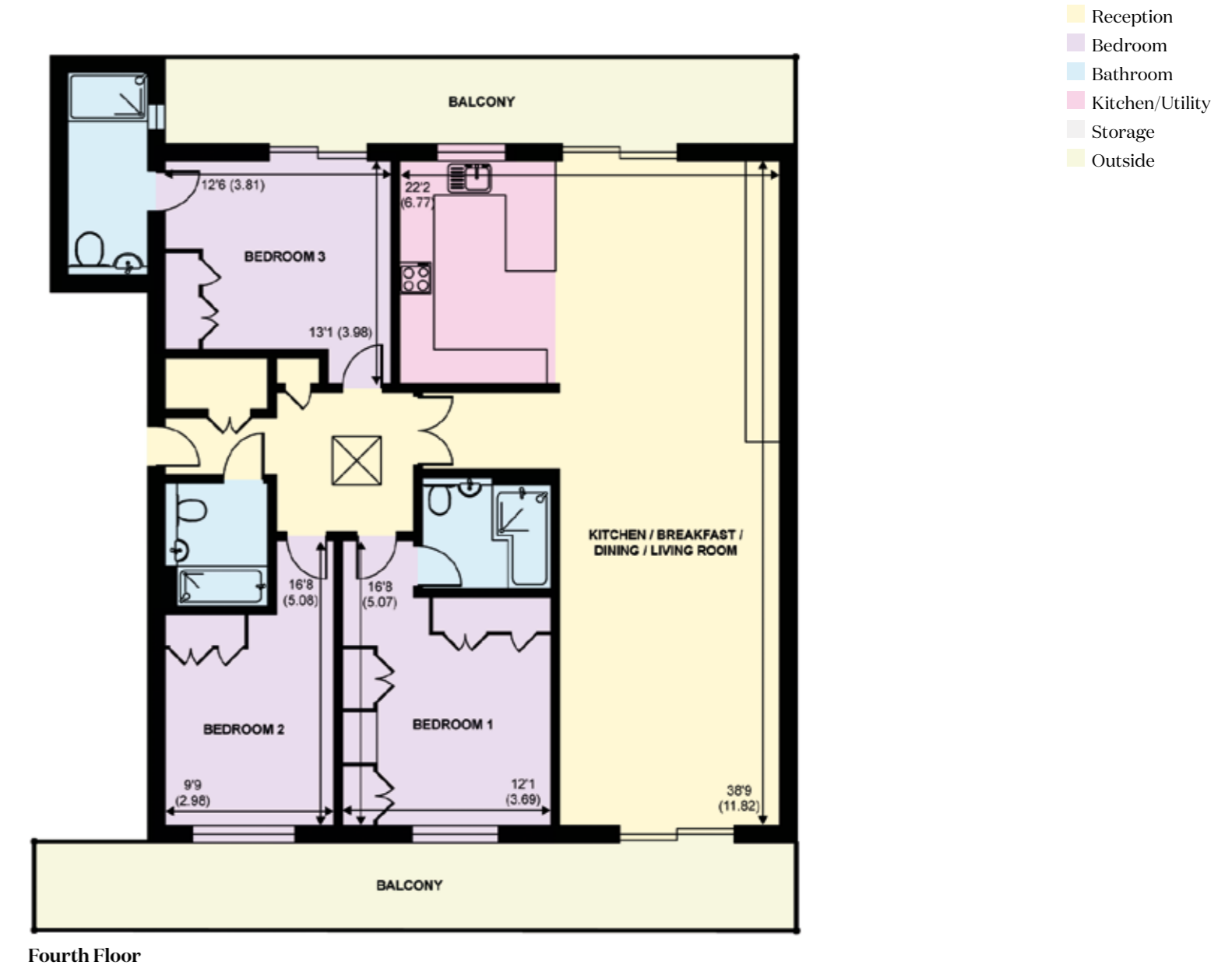
**EPC:** D

**Directions**

**Postcode:** GU1 3PN

**What3words:** ///cheer.cubes.cattle

**Viewings:** Viewing is strictly by appointment through Knight Frank.



We would be delighted  
to tell you more.

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