



£1,850 PCM

Epsom Road, Guildford GU1 3LF

Apartment | 2 Bedrooms | 2 Bathrooms

0333 772 1844



[www.skopic.co.uk](http://www.skopic.co.uk)





# Step Inside

---

## Key Features

- Communal Gardens
- Off street parking
- Wooden flooring
- Premium Fixtures and Fittings

## Property Description

Skopic present this 2 bedroom, 2 bathroom first floor apartment that is based on Epsom Road, in the heart of Guildford, within walking distance to all of Guildford's amenities including restaurants, shops, bars and train stations.

## Main Particulars

Skopic present this 2 bedroom, 2 bathroom first floor apartment that is based on Epsom Road, in the heart of Guildford, within walking distance to all of Guildford's amenities including restaurants, shops, bars and train stations.

Bargate House is a premium development, of the highest quality consisting of 6 luxury apartments.

The apartments design, fixtures and fittings have been sympathetically selected to create a luxurious and modern feel. Some of the key aspects of the apartment are high ceilings, luxury kitchen with Wilsonart marble-effect worktops, integrated wine fridge, motion sensor and bluetooth bathroom mirrors, claw foot free standing bath, modern grey roman blinds, designer lights, app controlled heating and wooden parquet flooring throughout.

### Living Room and Kitchen Area

A large open plan kitchen and living area is an ideal entertaining area or relaxing space. The large bay windows and high ceiling creates a warm and comfortable ambience. The beautiful kitchen, with navy blue cabinets and marble effect work surfaces are fully fitted with full height fridge/freezer and separate integrated wine cooler as well as a washing machine and dishwasher.

### Bedrooms

At the opposite end of a light and spacious hallway are two double bedrooms with bespoke fitted wardrobes. The rooms are fitted with modern pendant lighting and integrated bedside lights with LED reading arms. Multiple, large windows create light and airy bedrooms.

### Bathrooms

The en-suite bathroom contains a large walk in shower with a rainfall shower head. Whilst the main bathroom has a free standing, claw-foot bath with an overhead shower. Both bathrooms are fantastically designed and have modern, motion sensor, bluetooth cabinets with speakers, lighting and storage.

### Grounds

Bargate house is a characterful building that has a modern look and feel. Each apartment has allocated parking in this quiet but central location. To the rear of the property are communal landscaped grounds.

For more information on this exclusive property or to arrange a viewing please contact Skopic.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12432761 Registered Office: ,

Telephone: 0333 772 1844



[www.skopic.co.uk](http://www.skopic.co.uk)