

# EPSOM ROAD



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GUILDFORD, SURREY, GU1 3LE

Stunning four double bedroom duplex apartment with double garage located in Guildford town centre.

Available: 20th October 2025

£4,250 PCM (Per Calendar Month)

Flat, 4 Bedroom, 3 Bathroom, 3 Reception, Unfurnished

## Key Features

- Four double bedrooms
- Three bathrooms
- Guildford town centre location
- Double garage
- Kitchen/breakfast room
- Dining Room
- 600 sq ft roof terrace





## THE PROPERTY

### Description

Throughout the apartment, there are high ceilings, picture rails, sash windows and many other character features. The property has been refurbished sympathetically throughout. The front door is on the ground floor and opens into a hall with a storage cupboard and straight to the large staircase. From the landing there is a very spacious sitting room with bay window and feature fireplace, a utility room with w.c., master bedroom with ensuite wetroom, second double with ensuite and into the kitchen. The kitchen is very modern with stone worktops, appliances and a five ring gas hob. From there down some stairs into the dining room with bifold doors onto the beautiful 600 sqft terrace. On the second floor are two double bedrooms (one is split level used as a bedroom with a lower sitting room) and a family bathroom.



### Outside

At the rear of the property, under the terrace is a double garage with electric double door.

## Location

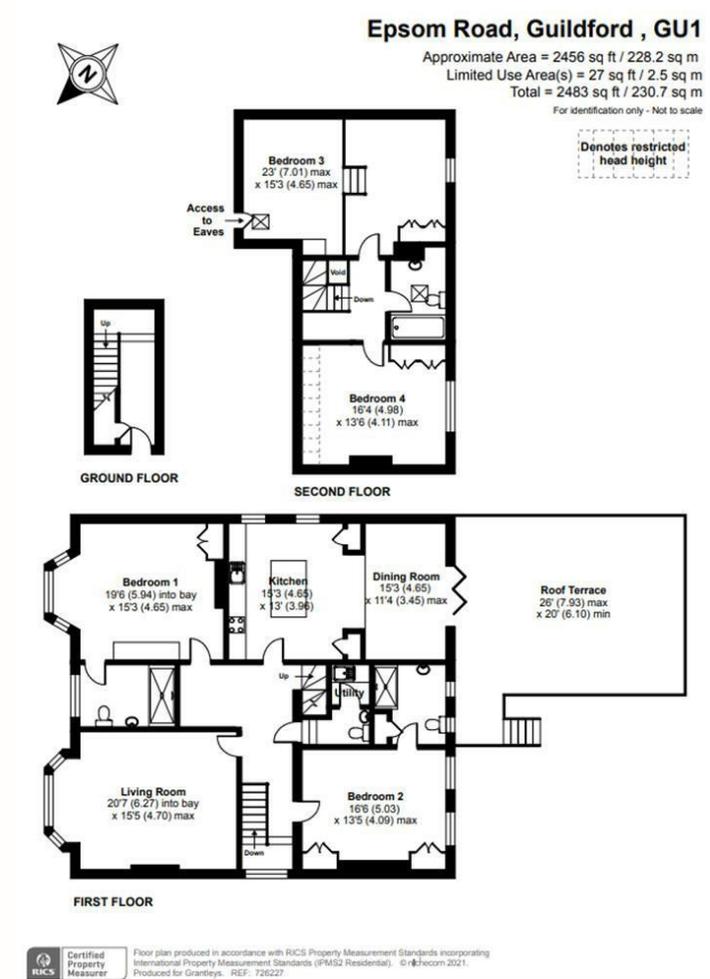
Poyle Mount is located right in the middle of Guildford town centre, easy distance to all of Guildford's restaurants, nightlife, both the main line station and London Road station as well as many excellent local state and private schools such as the Royal Grammar School, Guildford High School, Tormead, Guildford County School as well Holy Trinity Pewley Down School.

Available October

Holding Deposit £980

EPC E

Guildford Borough Council tax band F



## Guildford

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