THOMAS & MAY

ESTATE AGENTS









116 Capitol Square, Epsom, KT17 4NR

Asking Price £220,000

Thomas & May is delighted to bring to the market this well presented modern one bedroom apartment located in a favoured position within the popular Capitol Square development which is in the centre of Epsom close to shops, local amenities and mainline station to London. Accommodation comprises open plan kitchen/living room, double bedroom with fitted wardrobes and bathroom. No Onward Chain.

Communal Entrance
Communal front door with video entry system, lift and stairs to all floors.

Entrance
Front door with spyhole leading to entrance hall which has video entry phone, wood effect flooring, power points, two storage cupboards, one housing Megaflo hot water cylinder, doors to:

Open Plan Kitchen/Living Room

Living Room 11'4" x 14'10" (3.45m x 4.52m)
Front aspect double glazed window, continuation of wood effect flooring, radiator, power points, TV aerial point.

Kitchen 9'3" x 6'0" (2.82m x 1.83m)
Range of wall and base units, worktop with inset one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, power points.

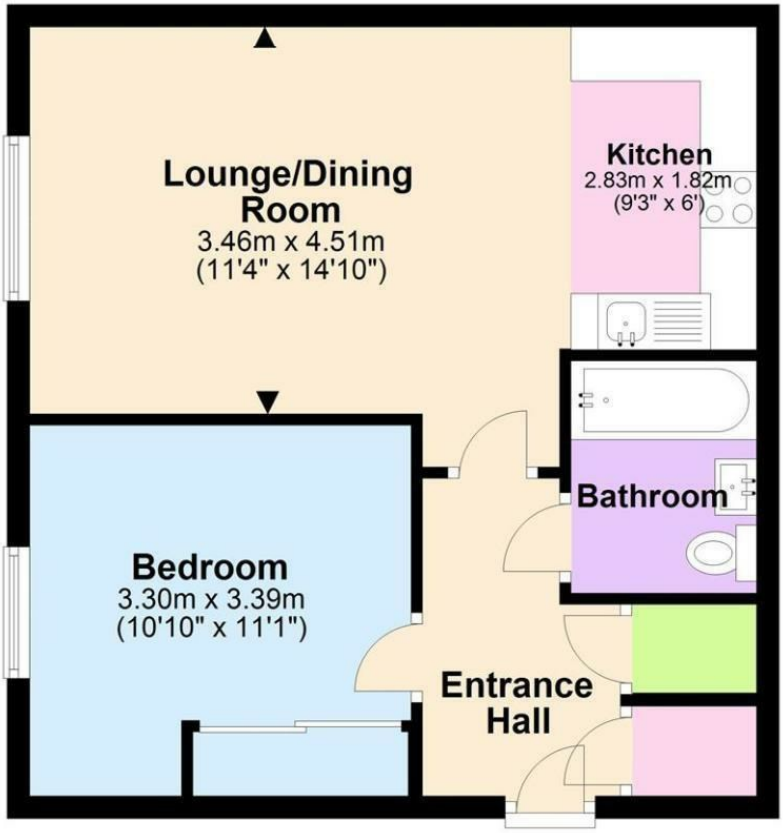
Bedroom 10'10" x 11'1" (3.30m x 3.38m)
Front aspect double glazed window, fitted wardrobe, power points.

Bathroom
Three piece suite comprising low level wc, wash hand basin with chrome mixer tap, panel enclosed bath with shower screen, extractor fan, shaver point, chrome radiator, tiled floor, part tiled walls.

Council Tax Band C

Floor Plan

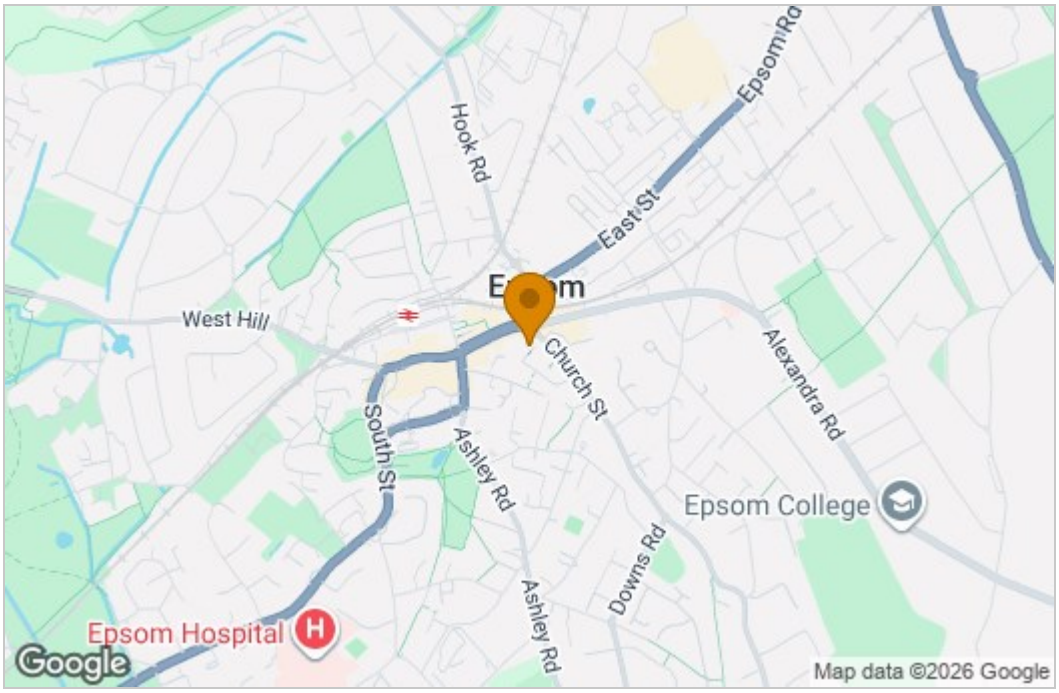
Approx. 43.9 sq. metres (472.7 sq. feet)



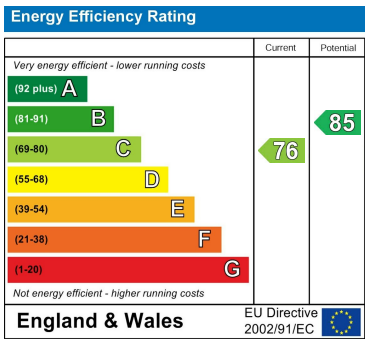
Total area: approx. 43.9 sq. metres (472.7 sq. feet)

These drawings are for representational purposes only.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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