



## 17 Capitol Square

Church Street, Epsom, KT17 4NP

**Asking Price £325,000**



Thomas & May is delighted to offer this well presented two bedroom / two bathroom apartment located in the sought after Capitol Square development in the centre of Epsom close to the station with its excellent rail links to London, shops and local amenities. The Apartment benefits from a large open plan kitchen / living room, two double bedrooms one with ensuite and a family bathroom, there is also an allocated underground parking space. No Onward Chain



## Communal Entrance

Video entry phone system, lift and stairs to all floors.

## Hall

Private front door, two storage cupboards, one housing Megaflow hot water system, video entry phone, power points, doors to.

## Open Plan Lounge / Kitchen 22'8" x 12'0" (6.91 x 3.66)

### Kitchen Area

Range of wall and base units, sink with chrome mixer tap, integrated fridge / freezer, integrated oven, integrated hob with extractor fan over, integrated dishwasher, integrated washing machine, tile effect flooring, power points, down lights.

### Lounge Area

Front aspect double glazed window, radiator, power points, satellite TV point, TV aerial point, telephone point, down lights

### Bedroom 1 16'0" x 8'9" (4.88 x 2.67)

Front aspect double glazed window, radiator, power points, TV aerial point, down lights, built-in wardrobe, door to.

### Ensuite

Three piece suite comprising low level wc, wash basin with chrome mixer tap, panel enclosed bath with chrome mixer tap, shower and shower screen, heated towel rail, part tiled walls, tile effect flooring, down lights, extractor fan, mirrored cabinet, shaver point.

### Bedroom 2 12'0" x 8'5" (3.66 x 2.59)

Front aspect double glazed window, power points, radiator, down lights.

### Bathroom

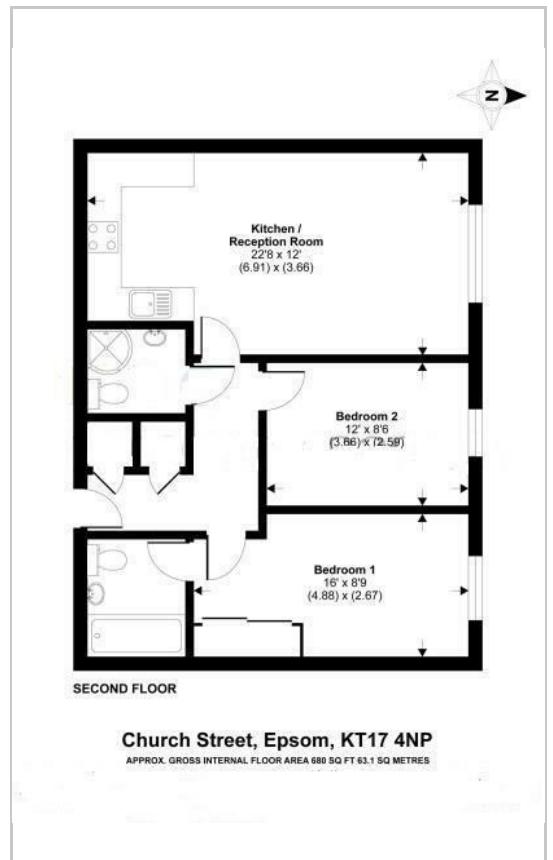
Three piece suite comprising low level wc, wash basin with chrome mixer tap, quadrant shower cubicle with power shower, heated towel rail, extractor fan, part tiled walls, tile effect flooring.

## Gated Underground Allocated Parking Space

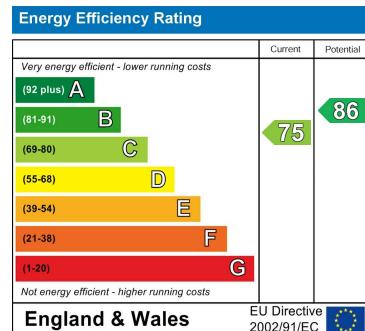
## Area Map



## Floor Plans



## Energy Efficiency Graph



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