THOMAS & MAY

ESTATE AGENTS









Capitol Square 4-6 Church Street, Epsom, KT17 4NP

Asking Price £220,000

Located in the sought after Capitol Square development close to shops, local amenities and excellent rail links to London, Thomas & May is delighted to offer this larger than average, well presented one bedroom apartment. Located on the second floor which is accessed by both lift and stairs, accommodation comprises open plan kitchen/sitting/dining room, double bedroom with built-in wardrobe and a bathroom. No Onward Chain.

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

Front Door
Front door leading to entrance hall which has video entry phone, two storage cupboards, one housing MegaFlo hot water system, doors to:

Open Plan Kitchen/Sitting/Dining Room

Sitting/Dining Room 16'10 x 13'7 (5.13m x 4.14m)
Front aspect double glazed window, two electric radiators, TV aerial point, power points.

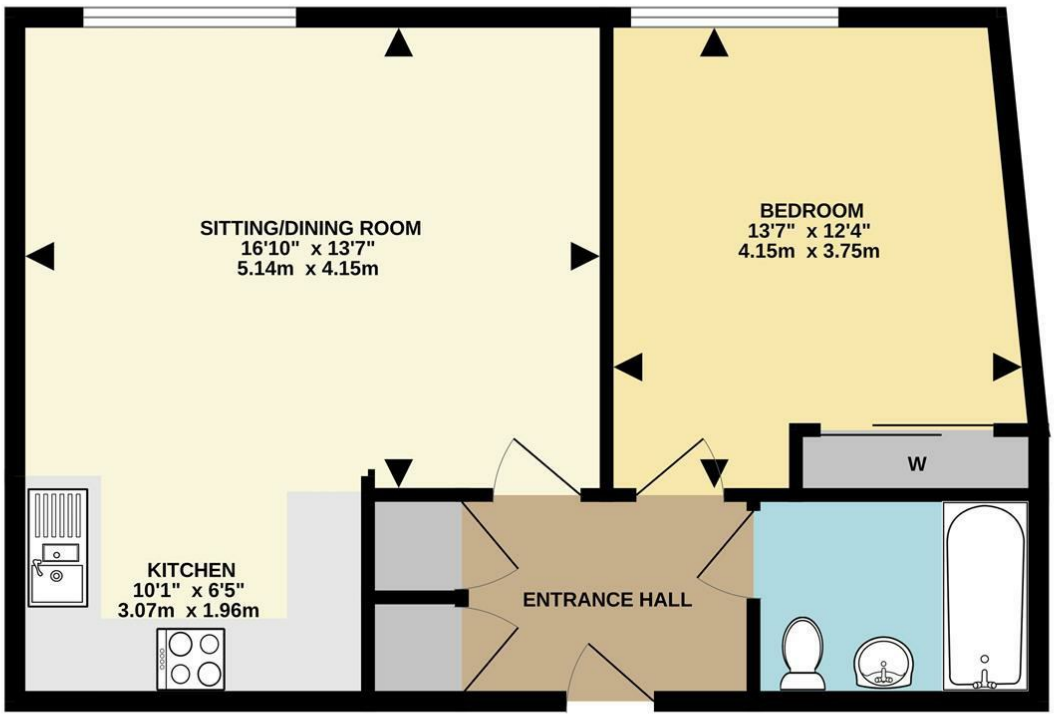
Kitchen 10'1 x 6'5 (3.07m x 1.96m)
Range of wall and base units, roll edge worktop with inset one and half bowl stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, power points.

Bedroom 13'7 x 12'4 (4.14m x 3.76m)
Front aspect double glazed window, fitted wardrobe, radiator, power points, TV aerial point.

Bathroom
Three piece suite comprising low level wc, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, heated towel rail, extractor fan, part tiled walls, shaver point.

Council Tax Band D

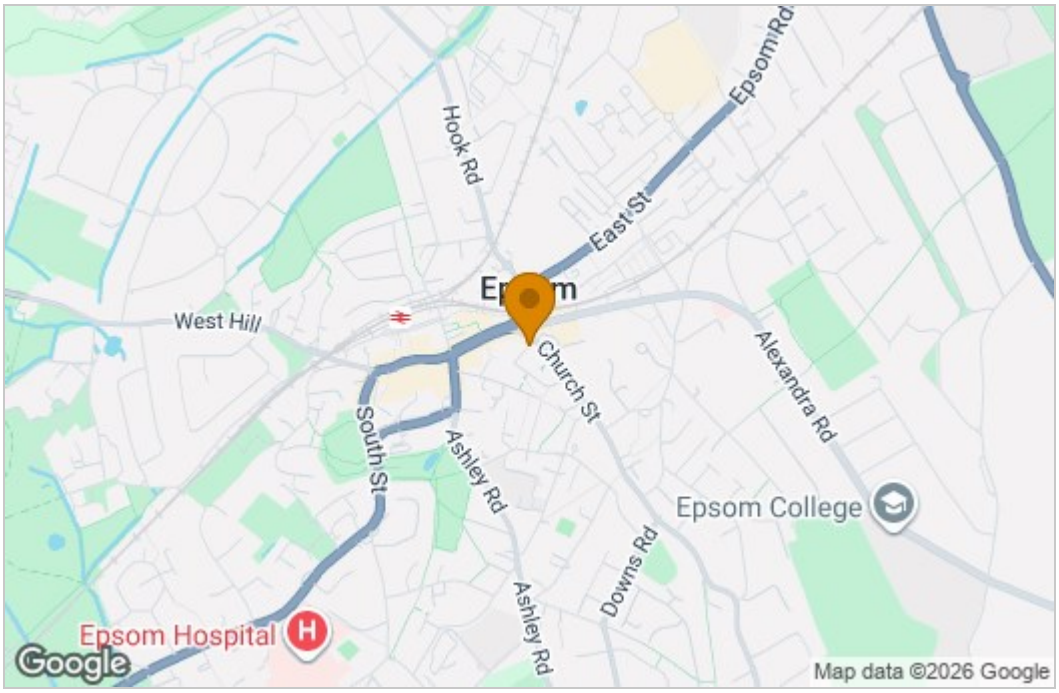
Floor Plan



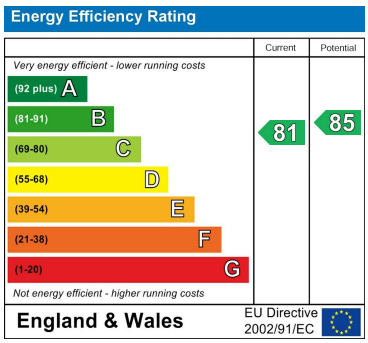
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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