



Capitol Square, 4-6 Church Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £220,000 Leasehold

- Lift service & video security entry system
- Enjoying a wonderful, bright position
- Top floor modern apartment
- Generous double bedroom with wardrobes
- 23ft reception with living & dining areas
- Open plan integrated kitchen
- Two useful built-in storage cupboards
- Moments from the Station & High Street
- Modern white bathroom suite
- Fantastic first purchase or great investment

Set within a popular modern development, located within the very heart of Epsom Town Centre, this contemporary and well presented top floor apartment warrants immediate inspection to avoid disappointment.

The property itself offers around 437 Sq. ft of accommodation with a bright South/Westerly aspect and a pleasant outlook over the rooftops in the centre of town, and stunning sunsets throughout the year.

An entrance hall with two storage cupboards leads through to a 23ft kitchen/living/dining area with integrated appliances as well as a nicely proportioned bedroom with a built-in wardrobes. The well balanced accommodation is completed by a modern bathroom with a white suite and second double bedroom.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this



excellently positioned apartment benefits from spacious accommodation, a good amount of storage and an abundance of natural light due to its position within the block.

The apartment is set on the top floor and is accessed by a lift service from a secure communal entrance. The property benefits from an exceptionally spacious open plan living/dining area which opens to the fitted kitchen with integrated appliances. The bedroom is again an exceptional size for a one bedroom turn-key apartment with a built in wardrobes and is serviced by a separate modern bathroom with white suite.

A further noteworthy point to mention includes a security entry phone system. Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.

Epsom town centre which offers the Ashley Shopping Centre, theatre, cinema and the Rainbow Leisure Centre is less than 2 minutes from the property, Epsom railway station which gives direct links to London is directly opposite the development.

Situated between Gatwick and Heathrow Airports and in easy travelling distance of Junction 9 of the M25.

Tenure - Leasehold

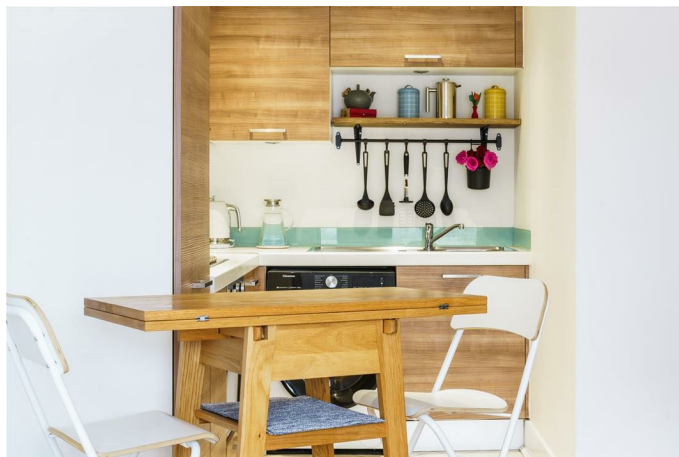
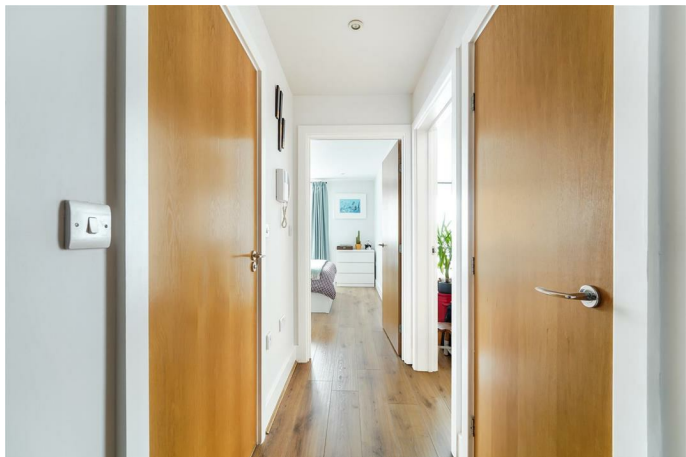
Length of lease (years remaining) - 107

Annual ground rent amount (£) - 300.00

Annual service charge amount (£) - 2510.00

Council tax band - C

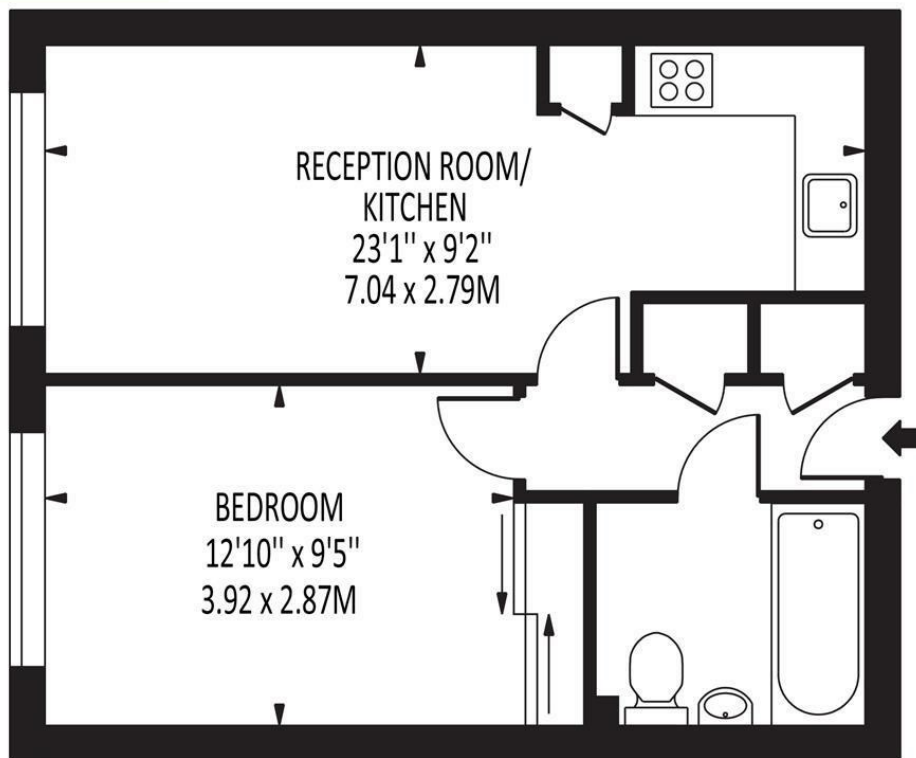
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





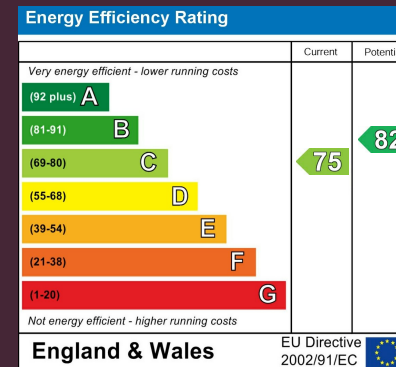
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Capitol Square,
Church Street
Total Area: 437 SQ FT • 40.60 SQ M



FOURTH FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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