



Church Street, Epsom

The PERSONAL Agent

# Guide Price £265,000

## Leasehold

- Stunning apartment
- Two double bedrooms
- Contemporary & stylish
- Secured allocated parking space
- Town centre location
- Living/dining area
- Open plan kitchen area
- Luxury bathroom & ensuite
- No onward chain

Set within a well regarded modern development in the very heart of Epsom, this smart and stylish fourth floor apartment offers the ultimate in town centre convenience. With the High Street just steps away and the mainline railway station less than five minutes on foot, this property is perfectly positioned for commuters, investors, or anyone looking to enjoy the best of local amenities right on their doorstep.

One of the standout features of this apartment is the rare inclusion of a secured allocated parking bay, an invaluable asset in such a central location. Inside, the property presents as a clean, well maintained blank canvas, offering immediate comfort while leaving room for the next owner to add their personal touch over time.

The layout is both practical and spacious, with a generous open plan living and dining area that seamlessly flows into a fully fitted kitchen complete with integrated appliances. This bright and flexible living space is ideal for entertaining, working from home, or simply relaxing after a day in town.



Accessed via a secure communal entrance with lift and video entry system, the apartment combines privacy with ease of access. Large windows throughout allow natural light to pour in, enhancing the sense of space and highlighting the apartment's fresh, neutral décor.

The master bedroom is particularly impressive in size and features a built in wardrobe and modern ensuite shower room. A second well proportioned double bedroom is serviced by a separate bathroom with a white suite, making the apartment ideal for sharers, small families, or visiting guests.

Offered chain free, this well positioned apartment is equally suited to first time buyers, downsizers seeking simplicity without compromise, or investors looking for a high demand rental opportunity. With its unbeatable location and low maintenance appeal, this is a home that makes town centre living both effortless and enjoyable.

Further noteworthy points to mention include further large cupboards within the entrance hall and 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) - 118  
Annual ground rent amount (£) - 300.00  
Annual service charge amount (£) - 3610.04  
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.

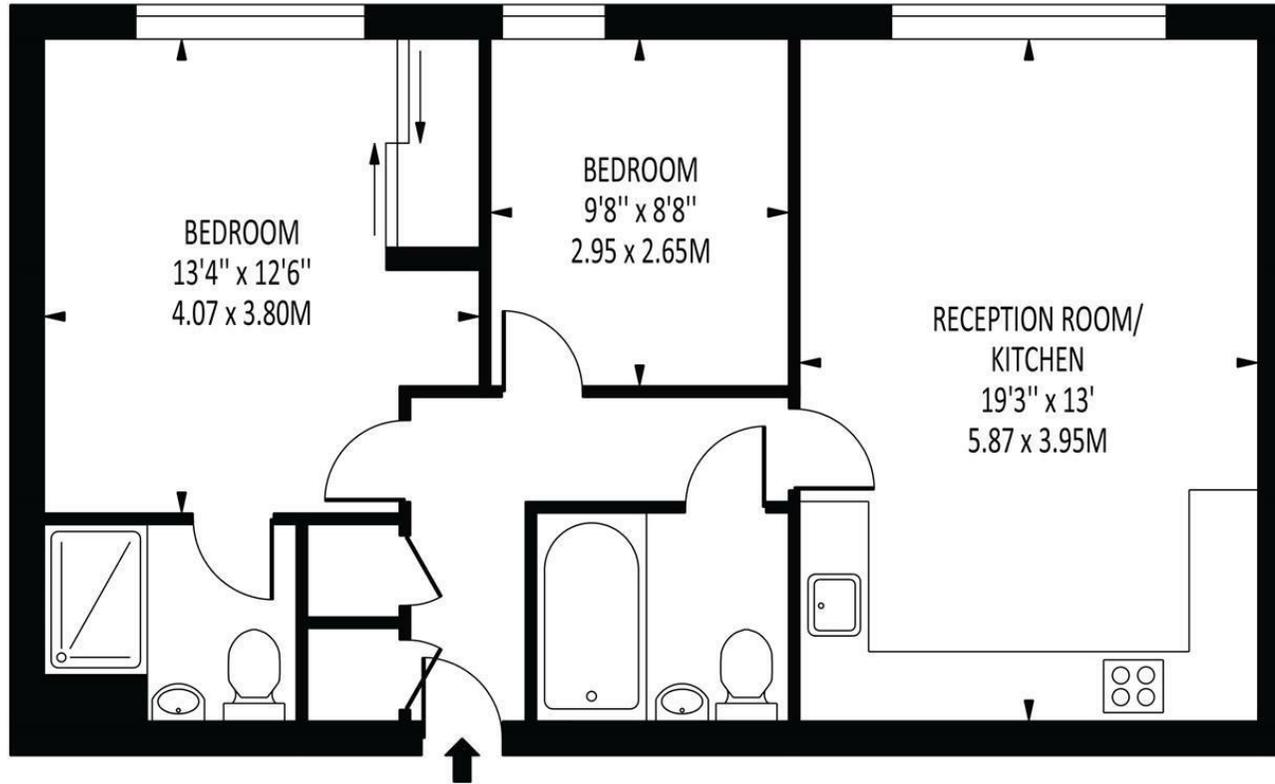




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Capitol Square  
Total Area: 669 SQ FT • 62.18 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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