













£220,000

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Leasehold

Eastons
Property Made Simple





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

Description

- One Bedroom Apartment
- Lift
- Open Plan Lounge / Kitchen
- Bathroom
- No Onward Chain
- EPC Rating B
- Council Tax Band D

A well-presented one bedroom second floor lift serviced apartment situated within the popular Capitol Square development in the heart of Epsom offered for sale with no onward chain.

The property features a bright open plan lounge, dining area and modern fitted kitchen, creating a spacious and contemporary living space ideal for professionals or couples.

Perfectly located just moments from Epsom town centre, the flat offers excellent access to a wide range of shops, restaurants, cafés and leisure facilities, as well as Epsom mainline station with direct links into London. Local bus routes are nearby and the open green spaces of Epsom Downs are within easy reach.

This superb central location combines convenience with modern living, making it an ideal home or investment opportunity.

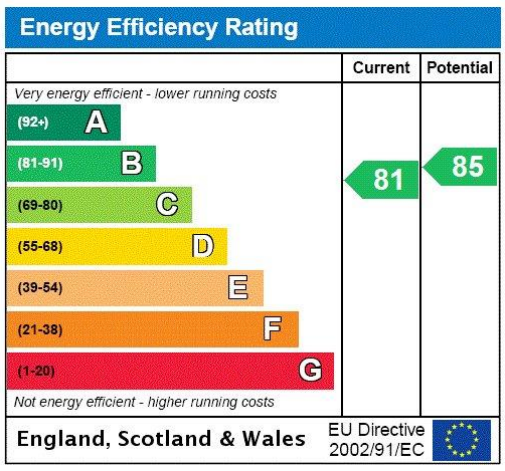
Location

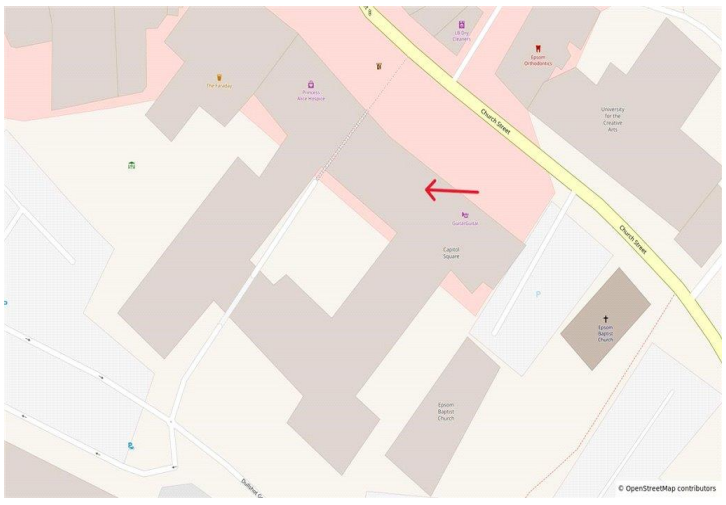
Epsom is situated on the outskirts of London on the edge of Epsom Downs, famous for its racecourse, which plays host to the Derby. With a colourful local market every week and an abundance of leisure activities, restaurants and bars, Epsom really does offer variety that caters for the traditional and the trendy.

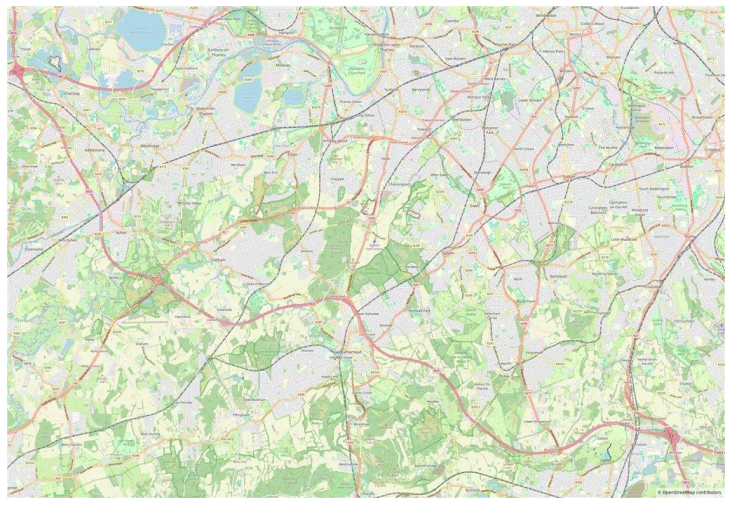
Surrounded by local villages that epitomise quaint Englishness, the area provides an idyllic position from which to be entertained by the many activities that happen every week around the local area; alternatively, the serenity and abundance of flora and fauna can be explored in the many parks and open spaces.

Viewing Information

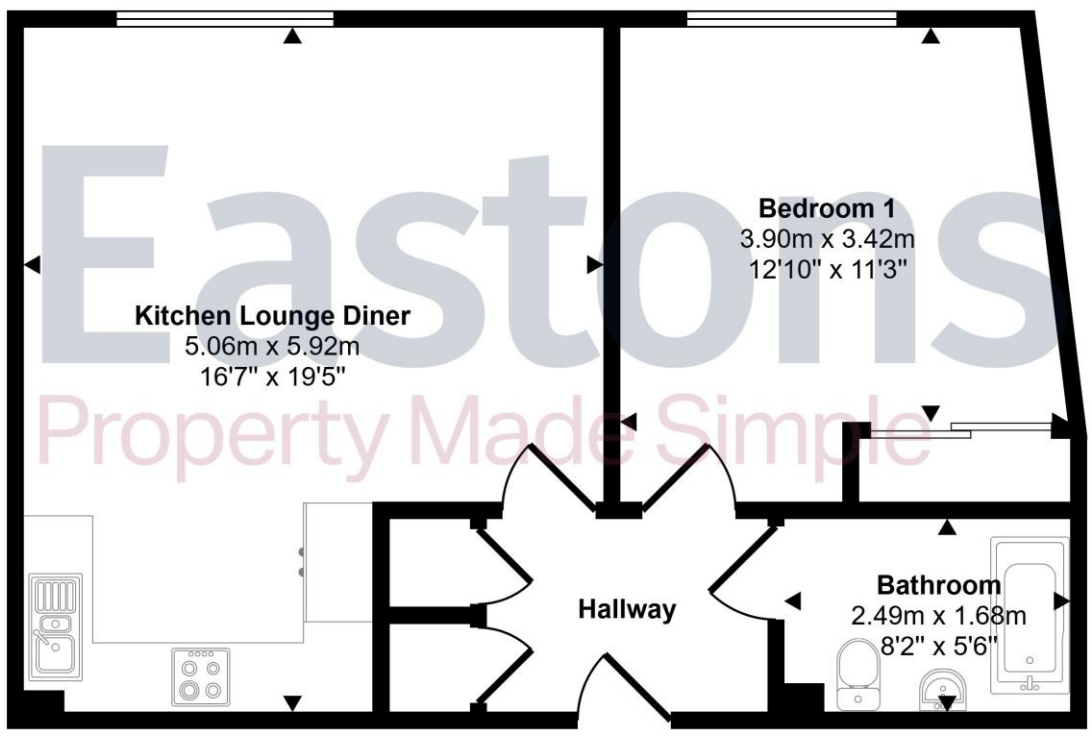
View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk







Approx Gross Internal Area
53 sq m / 574 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. 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. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety