



## 104 Capitol Square

Church Street, Epsom, KT17 4NR

**Offers Over £250,000**



Thomas & May is delighted to offer this one double bedroom apartment in one of Epsom's most popular developments located in the centre of the town with its shops, local amenities and excellent rail links to London Waterloo, Victoria and London Bridge. Accommodation comprising of 20' open plan living area with fitted kitchen, double bedroom and bathroom. The property also benefits from a secure underground parking space. No Onward Chain.



Communal Entrance

Communal entrance with video entry phone system, stairs and lift to all floors.

Front Door

Front door with spyhole leading to entrance hall which has video entry phone, power points, two storage cupboards, one housing Megaflow hot water system, door to:

Open Plan Kitchen/Living Room 20'10 x 12'7 (6.35m x 3.84m)

Living Area

Double glazed windows, two electric radiators, power points, TV aerial point, satellite TV point, telephone point, downlights.

Kitchen Area

Range of wall and base units, worktop with inset one and a half bowl sink with drainer and mixer tap, integrated Bosch hob with extractor fan over, integrated Bosch oven, integrated slimline dishwasher, integrated fridge/freezer, power points, under unit lights, down lights.

Bedroom 11'4 x 11'10 (3.45m x 3.61m)

Double glazed window, built-in wardrobe, radiator, power points, downlights.

Bathroom

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

Gated Underground Parking

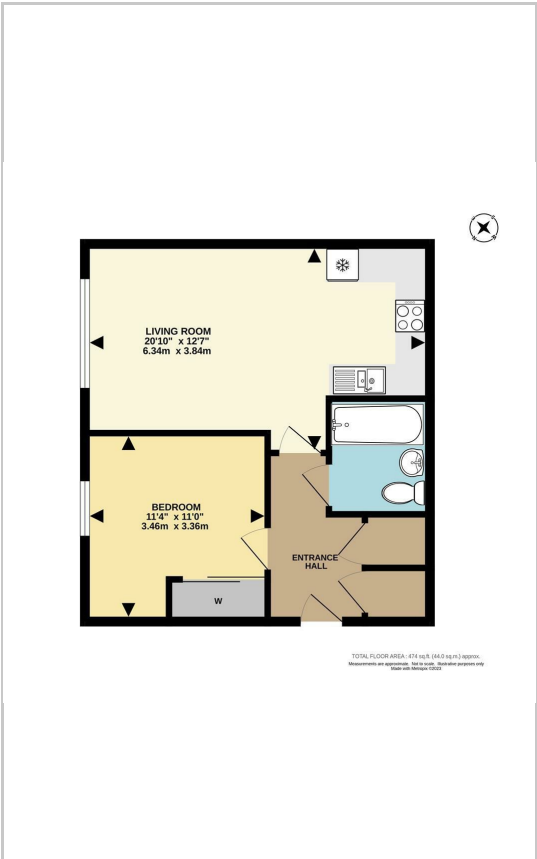
One allocated parking space.

Council Tax Band C

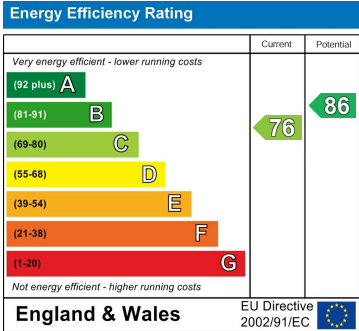
Area Map



Floor Plans



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.