



Church Street, Epsom

The **PERSONAL** Agent

Offers In Excess Of £230,000 Leasehold

- Stunning Apartment
- Open Plan Living
- Heart of Epsom
- Modern Bathroom
- Double Bedroom
- Almost 500 sq ft of space
- Lift Service & Video Security Entry
- Indoor secured bike storage
- Stones Throw From Station
- Newly Refurbished

****NO CHAIN**** Set within a popular modern development, located within the very heart of Epsom Town Centre, this contemporary and well presented third floor apartment warrants immediate inspection to avoid disappointment.

The property itself offers almost 500 sq ft of accommodation. An entrance hall with storage cupboards lead through to a kitchen/living/dining area with integrated appliances as well as a nicely proportioned main bedroom with a built-in wardrobes serviced by modern bathroom.

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.



The apartment is set on the third 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 with a built in wardrobe and finally a contemporary white bathroom suite.

Further noteworthy points to mention include further large cupboards within the entrance hall, 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) - 109
Annual ground rent amount (£) - 350.00
Annual service charge amount (£) - 3000.00
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.

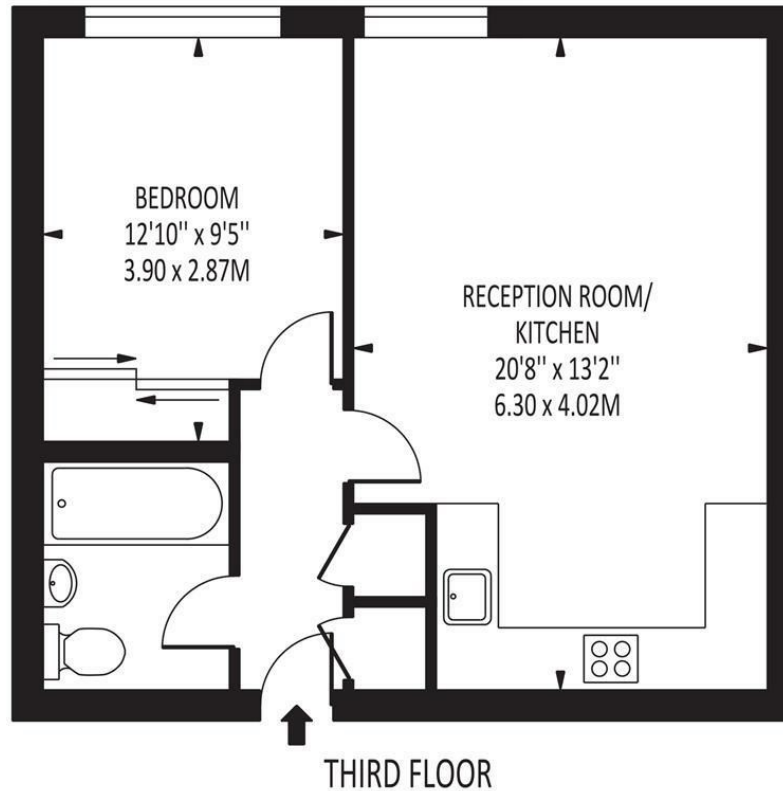




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Capitol Square

Total Area: 474 SQ FT • 44.04 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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Agent

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