



barnard marcus

**Capitol Square, 4-6 Church Street, Epsom, KT17 4NP**



**welcome to**

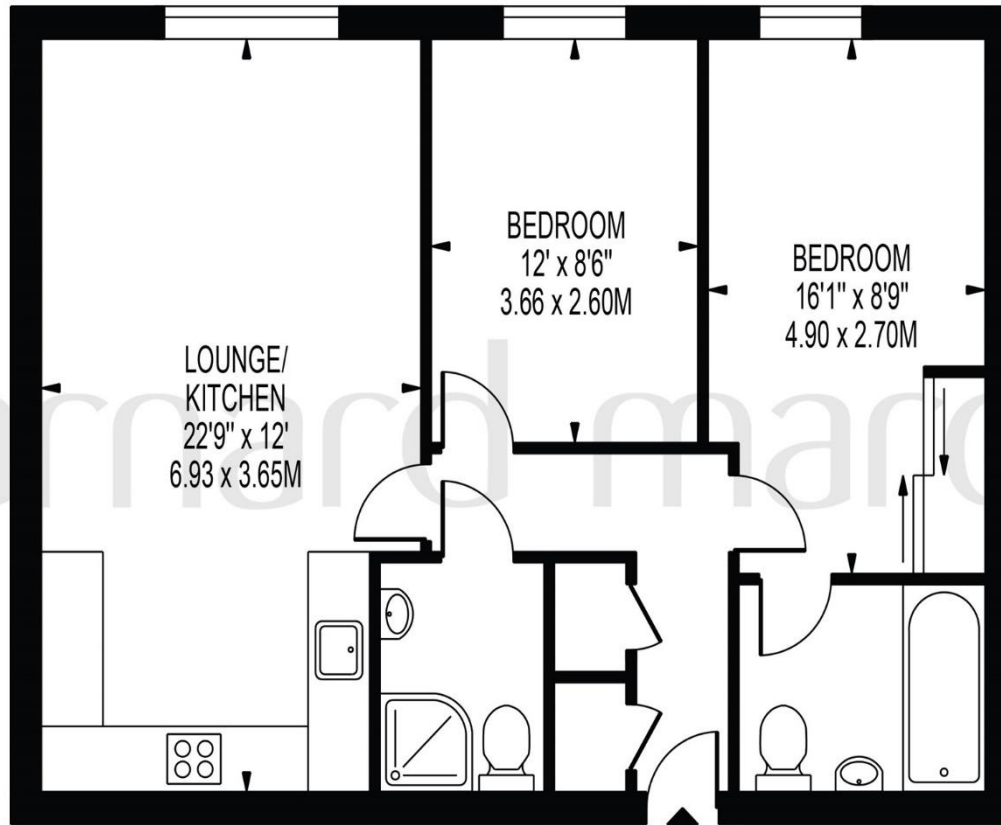
**Capitol Square, 4-6 Church Street, Epsom**

Barnard Marcus are delighted to welcome to the market this fantastic two bed two bathroom flat set in a popular high street development with secure entry system, underground carpark, & no onward chain.



# CAPITOL SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 686 SQ FT - 63.76 SQ M



## SECOND FLOOR

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 OR 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.

This fantastic flat is offered to the market with no forward chain and requires no work whatsoever and is ready to view immediately.

The flat is set in the popular Capitol Square development at the bottom of Epsom High street just moments from all Epsom has to offer from bars, restaurants, café's, shops, cinema's, gyms and even a theatre. Epsom also has excellent transport links with frequent direct trains to London Waterloo, Victoria and London Bridge as well as bus routes in every direction and by car offers easy access to the M25.

The flat itself offers a secure entry system with lift and stairs to all floors. Inside you will find a light filled living room overlooking the town centre with a modern open plan fitted kitchen with integrated appliances. The property has a bathroom with three piece suite, and two double bedrooms with the master bedroom also offering a handy en-suite shower room.

The property also comes with an allocated underground parking space giving you everything you could need from a modern two bedroom flat.

Further features include low energy lighting spotlights throughout & newly fitted units in the lounge & bedrooms.

welcome to

## Capitol Square, 4-6 Church Street, Epsom

- Epsom High-Street Location
- Secure Entry System & Lift Access to All Floors
- Two Double Bedrooms
- Two Bathrooms
- Spacious Filled Living Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109545](https://www.barnardmarcus.co.uk/Property/EPS109545)



Property Ref:  
EPS109545 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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