



**Capitol Square, Church Street, Epsom, KT17 4NR**



**welcome to**

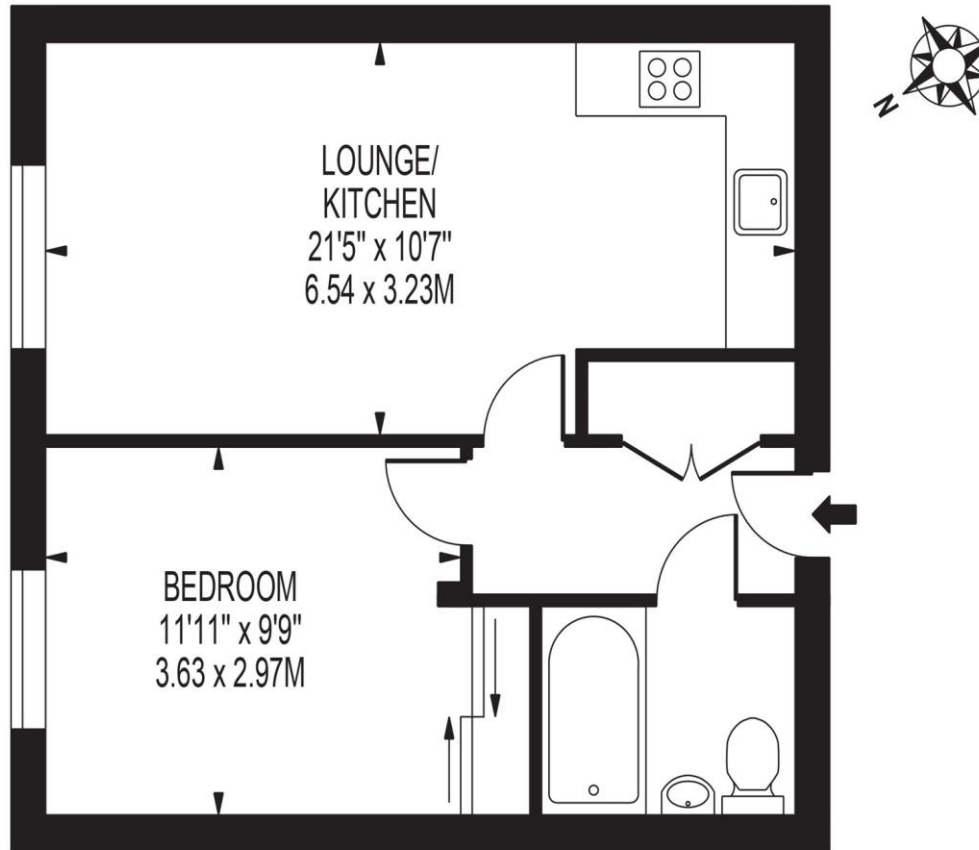
**Capitol Square, Church Street, Epsom**

Barnard Marcus are delighted to be marketing this fantastic ground floor one double bedroom flat located in a popular high street development just moments from shops & station and is offered with no forward chain.



# CAPITOL SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 443 SQ FT - 41.20 SQ M



## GROUND 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.

Barnard Marcus are delighted to offer this well presented ground floor one double bedroom apartment located in the highly desirable Capitol Square development in the centre of Epsom.

The property has a secure telephone entry system and lift access to all floors. The accommodation comprises of an open plan living room with plenty of natural light with modern open plan fitted kitchen, integrated oven, integrated hob with extractor fan over, plenty of power points, and laminate flooring. The home also offers a generous sized double bedroom with fitted wardrobes and a family bathroom with three piece suite & heated towel rail.

This is a perfect starter home and is offered with no forward chain and is ready to move into.

The home lies just moments from Epsom train station offering frequent direct trains to London Waterloo, Victoria & London Bridge, a covered shopping centre, plenty of bars, restaurants and eateries.

In regards to leisure activities you also are spoilt for choice with two cinema's, a theatre and numerous parks on the doorstep as well as a golf course, cycle and bridal paths and the David Lloyd Health Club and the Rainbow Centre with main pool and teaching pool.

**welcome to**

## **Capitol Square, Church Street, Epsom**

- NO CHAIN
- Ground Floor
- One Double Bedroom
- Lift Access to All Floors
- Bathroom with Three Piece Suite

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2406.40

Ground Rent: 300.00

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

**£250,000**



- Spacious Living Room with Open Plan Fitted Kitchen
- Moments From Shops, Station, Bars & Eateries
- Modern High-Street Development



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109909](https://barnardmarcus.co.uk/Property/EPS109909)



Property Ref:

EPS109909 - 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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