



116 Capitol Square, Epsom, KT17 4NR
Asking Price £220,000

Thomas & May is delighted to bring to the market this well presented modern one bedroom apartment located in a favoured position within the popular Capitol Square development which is in the centre of Epsom close to shops, local amenities and mainline station to London. Accommodation comprises open plan kitchen/living room, double bedroom with fitted wardrobes and bathroom. No Onward Chain.

Communal Entrance

Communal front door with video entry system, lift and stairs to all floors.

Entrance

Front door with spyhole leading to entrance hall which has video entry phone, wood effect flooring, power points, two storage cupboards, one housing Megaflo hot water cylinder, doors to:

Open Plan Kitchen/Living Room

Living Room 11'4" x 14'10" (3.45m x 4.52m)

Front aspect double glazed window, continuation of wood effect flooring, radiator, power points, TV aerial point.

Kitchen 9'3" x 6'0" (2.82m x 1.83m)

Range of wall and base units, worktop with inset one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven, integrated hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, power points.

Bedroom 10'10" x 11'1" (3.30m x 3.38m)

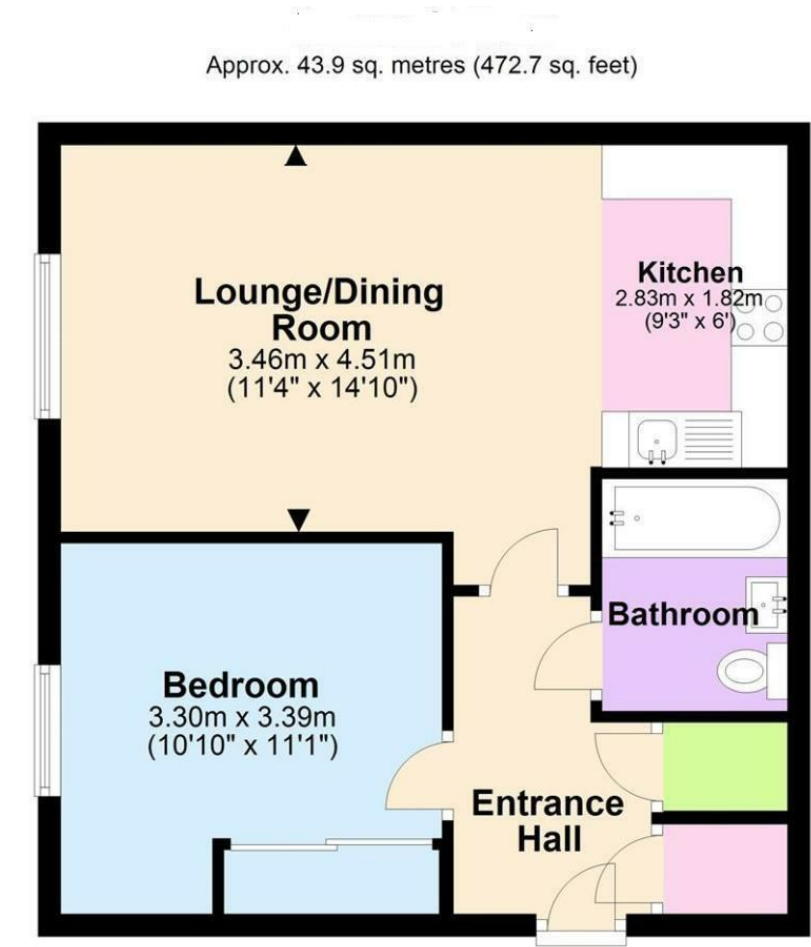
Front aspect double glazed window, fitted wardrobe, power points.

Bathroom

Three piece suite comprising low level wc, wash hand basin with chrome mixer tap, panel enclosed bath with shower screen, extractor fan, shaver point, chrome radiator, tiled floor, part tiled walls.

Council Tax Band C

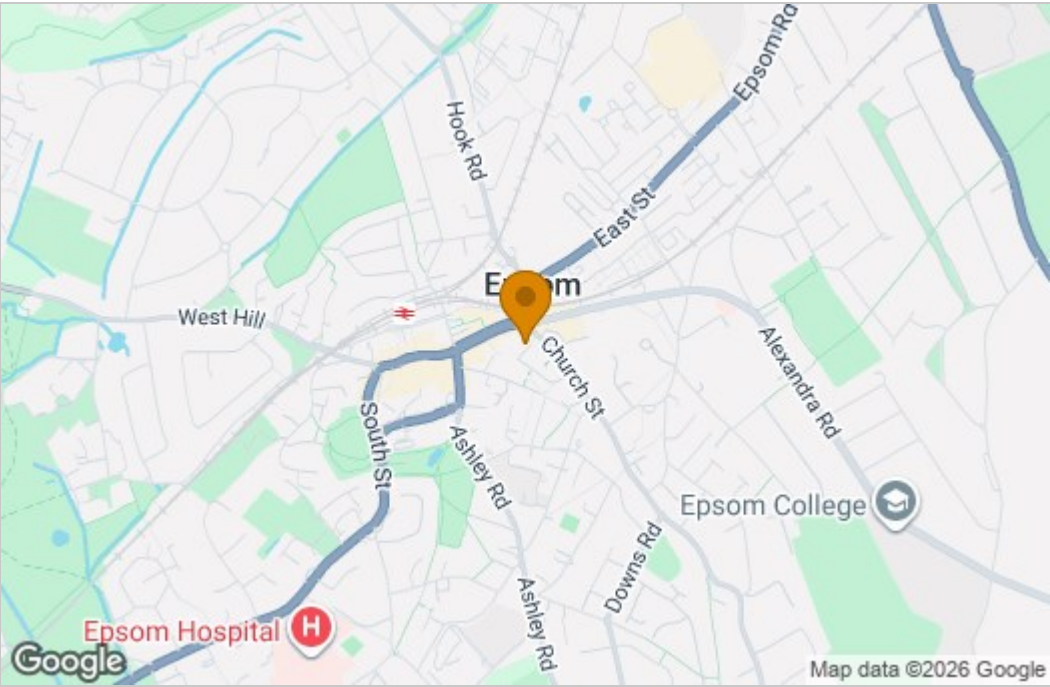
Floor Plan



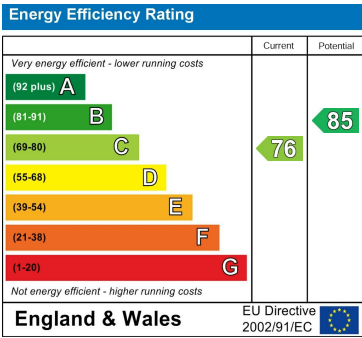
Total area: approx. 43.9 sq. metres (472.7 sq. feet)

These drawings are for representational purposes only.

Area Map



Energy Efficiency Graph



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