



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

Guide Price **£260,000**



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

\* No Onward Chain \* Modern two-bedroom flat in central Epsom with lift, open plan living, stylish kitchen, parking and secure entry. Minutes from shops and station. Ideal for commuters. Call today to schedule viewing!

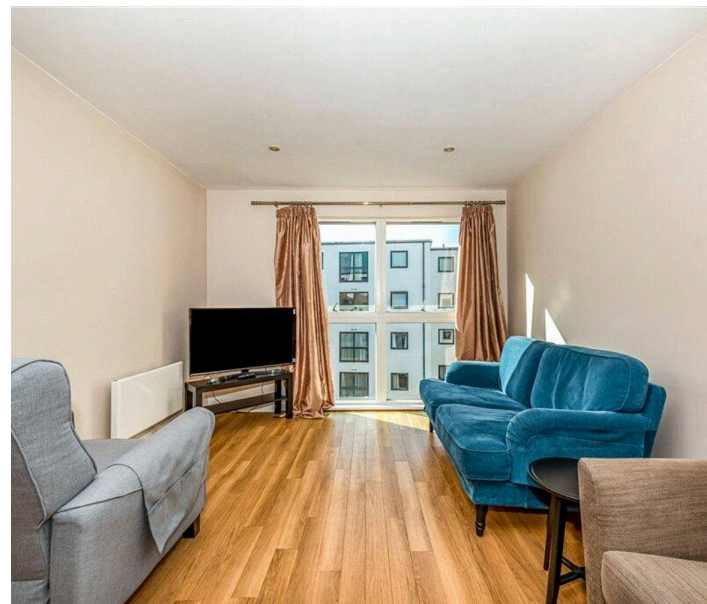
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- No Onward Chain
- Heart of Epsom
- Lift Access
- Open Plan Living
- Contemporary Kitchen
- Two Generous Bedrooms
- Modern Bathroom
- Allocated Parking
- 5 Minute Walk To Station



Presenting a superb opportunity to acquire a stylish two-bedroom flat, offered with no onward chain, ideally situated in the heart of Epsom.

This modern residence is located within a highly regarded development, benefiting from convenient lift access. The property features an impressive open plan living and dining area, designed to maximise both space and natural light, creating an inviting environment for relaxation and entertaining. The contemporary kitchen is thoughtfully appointed with sleek cabinetry, integrated appliances, and ample worktop space, catering to the needs of modern lifestyles. Both bedrooms are generously proportioned, each providing comfortable accommodation. A stylish, modern bathroom serves the flat, featuring quality fittings, a full-size bath with shower over, and elegant tiling throughout. Further benefits include allocated parking – a rare advantage in such a central location – along with a secure entry system for added peace of mind.

Conveniently located just moments from Epsom town centre and only a five-minute walk from Epsom Station, the property is ideally placed for commuters and those looking to enjoy the excellent selection of local shops, restaurants, and amenities nearby. Whether you are a first-time buyer, investor, or downsizer, this superb apartment offers an ideal combination of style, comfort, and convenience in one of Epsom's most desirable locations.

Early viewing is strongly advised – contact Cairds today to arrange your appointment.

## Approximate Gross Internal Area

Total 63.4 sq. m. (682 sq. ft.)



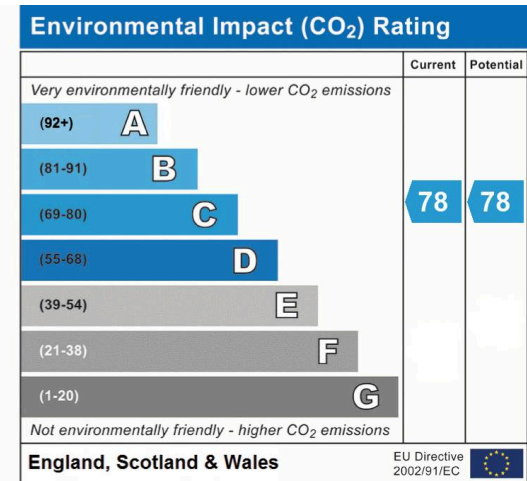
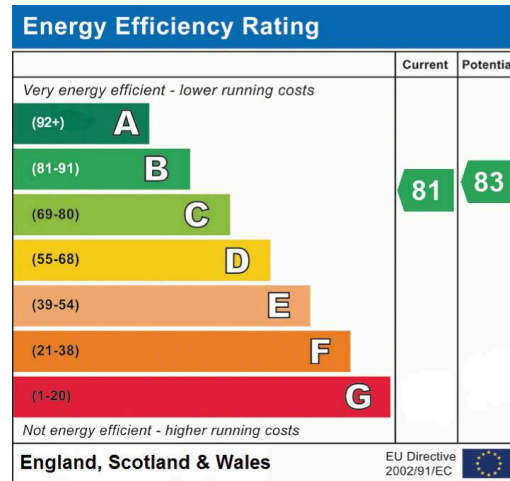
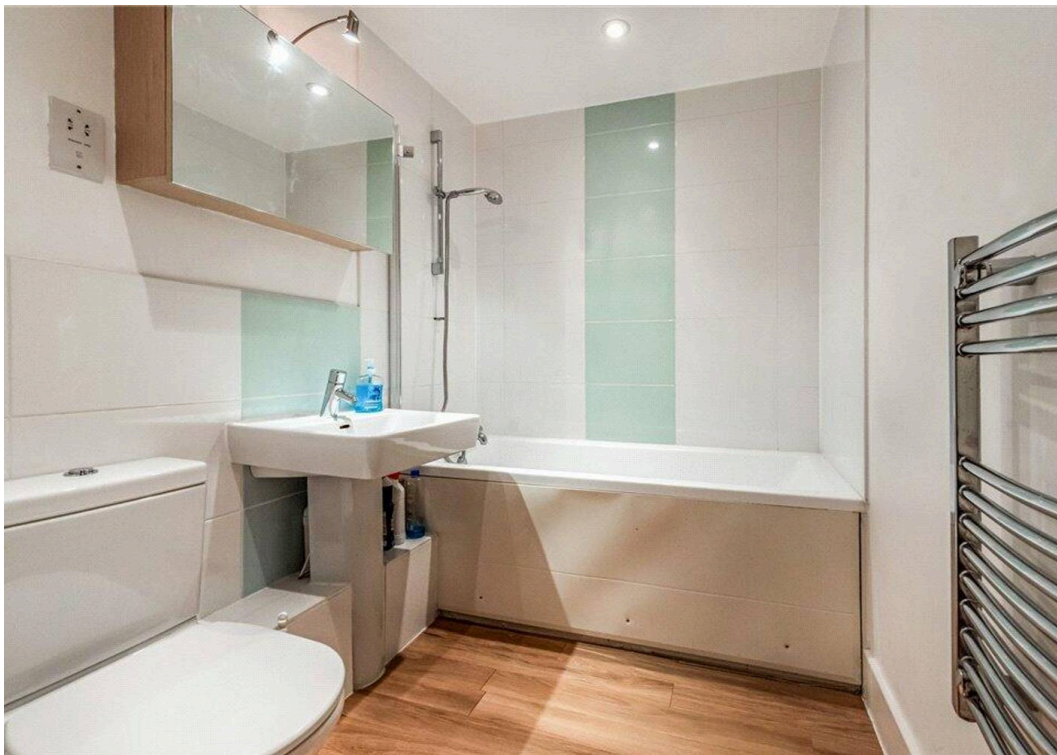
**Bathroom**  
7'3 x 5'7  
2.20 x 1.70m

### Second Floor

Floor Area 63.4 sq.m. (682 sq.ft.) approx

Not to scale, for layout reference only. All measurements are approximate.

Produced by As Built Energy Surveys for Cairds Estate Agents.





## Cairds The Estate Agents

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