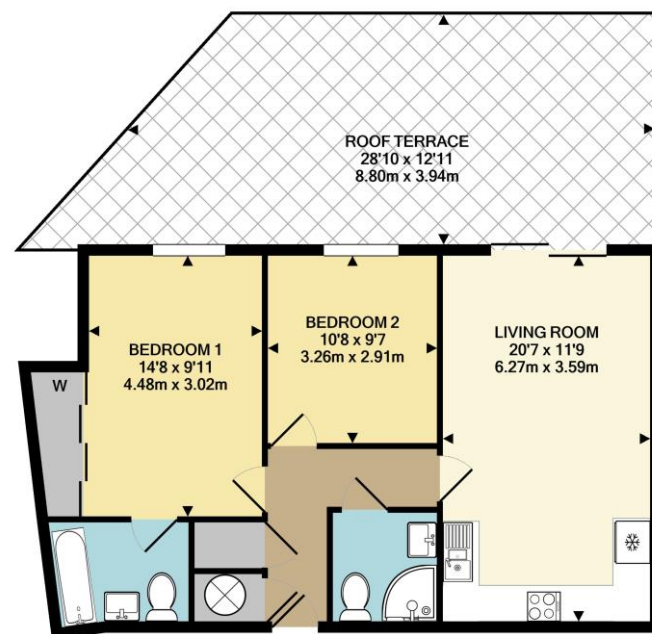


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**THOMAS & MAY**

## Capitol Square, Church St, Epsom, KT17 4NP

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Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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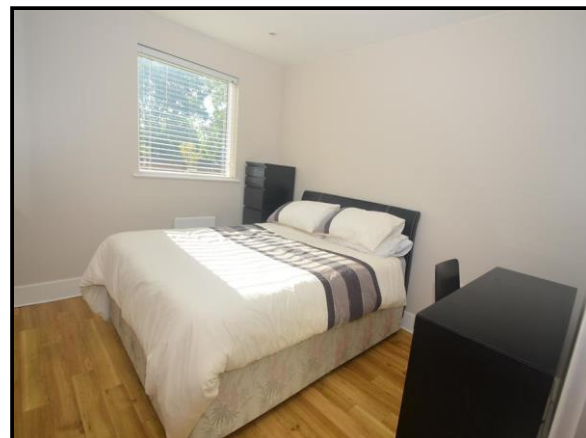


## 39 Capitol Square, Church St, Epsom, KT17 4NP

**Asking Price: £390,000** Leasehold

**\* STUNNING LUXURY APARTMENT WITH LARGE PRIVATE ROOF TERRACE \* -**  
 This two bedroom, two bathroom luxury apartment is located in a sought after development in Epsom town centre close to shops, local amenities and the station with its excellent links to London. This apartment is arguably one of the best in the development and benefits from a large terrace, 20' open plan lounge/kitchen opening onto the terrace, master bedroom with fitted wardrobes and ensuite, double bedroom, shower room and an allocated parking space. No onward chain.





**Capitol Square, Church St, Epsom, KT17 4NP**

**COMMUNAL ENTRANCE**

Communal front door with entry phone system, stairs and lift to all floors;

**ENTRANCE HALL**

Private wooden front door with spyhole leading to hall with video entry phone system, power points, smoke alarm, two storage cupboards one housing MegaFlow hot water system the other housing fuse board and power points, wood effect flooring, down lights, doors to.

**LIVING ROOM/KITCHEN**

**LOUNGE AREA**

Rear aspect double glazed patio doors opening onto roof terrace, continuation of wood effect flooring, radiator, power points, TV aerial point, Satellite TV point, telephone point, down lights.

**KITCHEN AREA**

Range of wall and base units, granite worktop with inset one and a half bowl stainless steel sink with chrome mixer tap, integrated Bosch oven, integrated Smeg hob with extractor fan over, integrated fridge/freezer, integrated washing machine, integrated Smeg dishwasher, continuation of wood effect flooring, part tiled walls, power points, down lights.

**MASTER BEDROOM**

4.47m (14' 8") x 3.02m (9' 11")

Rear aspect double glazed window, fitted wardrobe, power points, radiator, continuation of wood effect flooring, down lights, door to.

**ENSUITE BATHROOM**

Three piece suite comprising low level WC, pedestal basin with chrome mixer tap, panel enclosed bath with chrome mixer tap and shower attachment, shower screen, tile effect flooring, heated towel radiator, shaver point, extractor fan.

**BEDROOM**

3.25m (10' 8") x 2.92m (9' 7")

Rear aspect double glazed window, continuation of wood effect flooring, radiator, power points, down lights.

**SHOWER ROOM**

Three piece suite comprising low level WC, pedestal basin with chrome mixer tap, quadrant shower cubicle with pumped shower, tile effect flooring, extractor fan, chrome heated towel rail, down lights, shaver point.

**ALLOCATED UNDERGROUND PARKING SPACE**