

2 bed flat to buy in KT17

4-6 Church Street, Epsom, ., KT17 4NR

£215,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Starting Bid £250,000
- Stunning Open Plan Living
- Underground Parking
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Immediate 'Exchange of Contracts' available - Being sold via 'Secure Sale' - Fabulous Location - Gorgeous 2 Bed Apartment - No Onward Chain - Underground Parking Space - Perfect First Time Buy or Investor Purchase

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Available with no onward chain, this fantastic 2 double bedroom apartment is located within the popular Capitol Square development in the centre of Epsom Town Centre and is one to see if you are looking for a uniquely spacious base to call home.

Offering two large double bedrooms, two bathrooms and a fabulous open plan living area with modern kitchen, this fabulous apartment is situated on the top floor of this modern apartment block, offering views across Epsom and beyond. This superb apartment also benefits from an underground parking space, lift access and secure entry.

Moments from an array of shops and restaurants, Capitol Square is hugely convenient for transport links with Epsom train station a short walk away with fast routes into central London and beyond, as well as numerous bus links servicing Kingston, Epsom and Ashtead, amongst others.

Modern, convenient and in fabulous condition throughout, this apartment is simply unmissable, to avoid disappointment.

EWS1 rated B2. Block accepted into the Cladding Safety Scheme. Qualifying lease under the Building Safety Act

Material Information Provided by Sellers:

Council Tax Band D, Currently £2,530.84 per annum

Tenure: Leasehold

Lease Length: approx 106 years remaining

Service Charge: £4,677 pa approx

Ground Rent Per Annum: £300 per annum

Construction: Brick and block

Water: direct mains. Mains sewerage.

Broadband: Available

Loft Boarded? N/A

Mobile Signal/Coverage: Good

Electricity Source: National Grid

Heating: Electric Central Heating, No Gas to Property

Building Safety: No issues to sellers knowledge

Planning Permission: N/A

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

These prices are subject to change.

AML Notice

In accordance with Anti Money Laundering Regulations, we are required to verify the identity of all sellers and purchasers, and to confirm the source of funds. Please note that we may request original identification documents and supporting information at an early stage of the transaction. This applies to all purchasers and any parties named on the purchase. The cost of AML checks is £36 per person.

About Us:

Here to deliver a personal service that surpasses others, our family business is built on a solid foundation of outstanding customer service. We exist to make the moving process stress free and smooth for all parties involved. A vast majority of our business comes via and recommendations from happy sellers, buyers, tenants and landlords and as such we are confident that you will love our service as much as others before you have. We love what we do, and it shows. Your property is safe with us, we are a member of The Property Ombudsman Scheme and the Propertymark Client Money Protection Scheme. Our landlord and tenant fees can be found on sachascott. com.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £4,677.00

Price: Starting Bid £215,000

Property Type: Flat

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

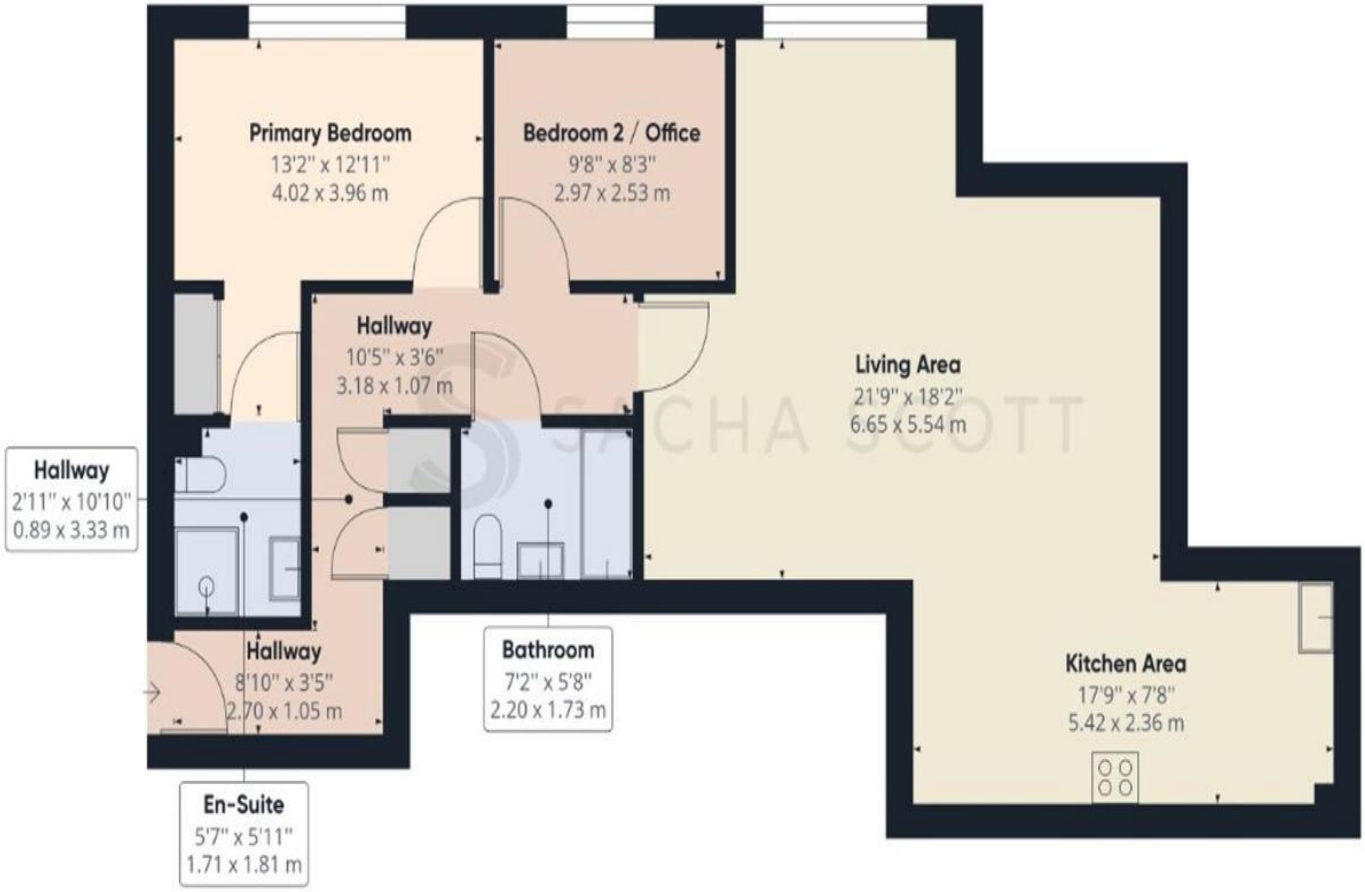
Electric: National Grid

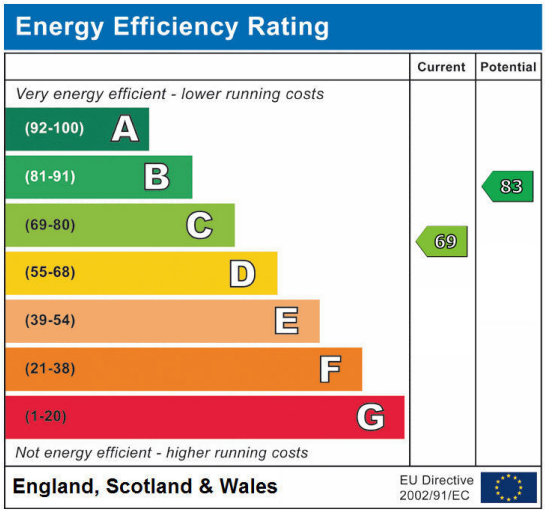
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No





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Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

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