



Diston Mansions, Chalk Lane, Epsom

Guide Price £500,000



## Diston Mansions, Chalk Lane

Epsom

Beautifully presented 2-bed ground-floor apartment with high ceilings and large windows in Grade II\* listed mansion. Contemporary kitchen, spacious bedrooms, modern bathroom. Landscaped communal gardens, allocated parking. Town centre and Epsom Downs nearby. Make it your new home!

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Onward Chain
- Grade II\* Listed Mansion Apartment
- Prime Location
- High Ceilings & Large Sash Windows
- Stunning Open Plan Living Space
- Contemporary Kitchen
- Two Generous Bedrooms
- Modern Bathroom Including Walk-In Shower
- Allocated Parking
- Close To Town Centre, Station & Famous Epsom Downs



This beautifully presented two-bedroom ground-floor apartment, offered with no onward chain, occupies a prime position within a Grade II\* listed mansion house.

The home features impressive high ceilings, large sash windows, and refined period detailing, creating a stunning open-plan living space bathed in natural light. The contemporary kitchen is ideal for cooking enthusiasts, while the two spacious bedrooms offer comfort and versatility. The modern bathroom is complete with a stylish walk-in shower for added ease.

Outside, residents can enjoy beautifully landscaped communal gardens, perfect for relaxing, along with an allocated parking space providing secure and convenient parking.

Ideally located close to the town centre, mainline station, and the famous Epsom Downs, this exceptional property seamlessly combines historic charm with modern living.

Don't miss the chance to make this stunning apartment your new home and experience the elegance and lifestyle it has to offer.





| Energy Efficiency Rating                                                                                                                               |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                        | Current | Potential |
| Very energy efficient - lower running costs                                                                                                            |         |           |
| (92+) <b>A</b>                                                                                                                                         |         |           |
| (81-91) <b>B</b>                                                                                                                                       |         |           |
| (69-80) <b>C</b>                                                                                                                                       |         |           |
| (55-68) <b>D</b>                                                                                                                                       |         |           |
| (39-54) <b>E</b>                                                                                                                                       | 56      | 56        |
| (21-38) <b>F</b>                                                                                                                                       |         |           |
| (1-20) <b>G</b>                                                                                                                                        |         |           |
| Not energy efficient - higher running costs                                                                                                            |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                         |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                        | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                                        |         |           |
| (92+) <b>A</b>                                                                                                                                         |         |           |
| (81-91) <b>B</b>                                                                                                                                       |         |           |
| (69-80) <b>C</b>                                                                                                                                       |         |           |
| (55-68) <b>D</b>                                                                                                                                       |         |           |
| (39-54) <b>E</b>                                                                                                                                       | 52      | 52        |
| (21-38) <b>F</b>                                                                                                                                       |         |           |
| (1-20) <b>G</b>                                                                                                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                        |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  |         |           |



## Cairds The Estate Agents

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