



Platanus Mews, 14a Church Street, Epsom

Guide Price **£265,000**



Platanus Mews, 14a Church Street

Epsom

Well presented 1-bed ground floor apartment in Grade II listed building with NO CHAIN. Open plan living, modern kitchen, stylish shower room, parking, minutes walk to town centre and station. Call today to view!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Ground Floor Flat
- No Onward Chain
- Grade II Listed Building
- Open Plan Living
- Modern Kitchen
- Double Bedroom
- Shower Room
- Allocated Parking
- Minutes Walk To Town Centre & Station



This well presented one-bedroom ground floor apartment forms part of an attractive Grade II listed building, combining character features with modern-day comfort. Offered with no onward chain, it presents an excellent opportunity for first-time buyers, investors, or those in search of a conveniently located pied-à-terre.

The accommodation opens into a welcoming entrance hall, leading through to a bright open-plan living space with a contemporary fitted kitchen – ideal for both everyday living and entertaining. The spacious double bedroom offers a comfortable retreat, while the stylish shower room has been finished to a high specification, blending practicality with sleek design. The property further benefits from allocated parking, providing added convenience for both residents and visitors.

Ideally positioned just a short walk from the town centre, the apartment enjoys easy access to a wide selection of shops, restaurants, and a mainline station offering regular services to London Victoria, Waterloo, and London Bridge.

This charming ground floor home offers a rare chance to acquire a stylish residence in a highly sought-after location. Contact Cairds today to arrange your viewing.

Located in the heart of Epsom town centre offering an excellent selection of shops, restaurants, and leisure amenities. The area is also well served by excellent private and state schools, including Stamford Green, Rosebery and Epsom College.

Transport connections are superb, with the M25 (J9) located within a 15 minute drive, providing convenient access to both Heathrow and Gatwick airports. Epsom railway station is within a short walk, offering regular services to London Bridge, Waterloo, and Victoria.

Leisure facilities in the area include the prestigious RAC Country Club and Golf Course with its extensive private members' amenities, the David Lloyd Centre, Rainbow Leisure Centre, Epsom Golf Club and Horton Maple Leaf Golf Club, as well as family attractions such as Hobbledown Adventure Park and Zoo.

The surrounding area offers an abundance of beautiful countryside, with Horton Country Park, the famous Epsom Downs, Langley Vale Centenary Wood and both Epsom and Ashted Commons all close at hand. A wealth of National Trust estates and the nearby Surrey Hills Area of Outstanding Natural Beauty contribute to the region's scenic charm, while the picturesque villages surrounding Headley Heath and Box Hill further elevate the appeal of this highly desirable location.

GROUND FLOOR

APPROX. 47.5 SQ. METRES (510.9 SQ. FEET)



TOTAL AREA: APPROX. 47.5 SQ. METRES (510.9 SQ. FEET)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk