



THISTLE COURT
EPSOM



WELCOME TO
THISTLE COURT
EAST STREET, EPSOM, SURREY



This prestigious collection of 16 meticulously designed apartments, ranging from 1, 2, and 3-bedroom options, is located in the heart of Epsom. Crafted by Mac Group Ltd, these homes showcase the pinnacle of high-end living, with contemporary interiors designed by Cheeca Interiors.

Each apartment is finished to the highest standard, featuring superior specifications and an unwavering attention to detail, ensuring a luxurious and comfortable living experience.



PRIME LOCATION

Ideally located, this development offers seamless connectivity with Epsom's mainline station just 0.5 miles away and major arterial routes into London.



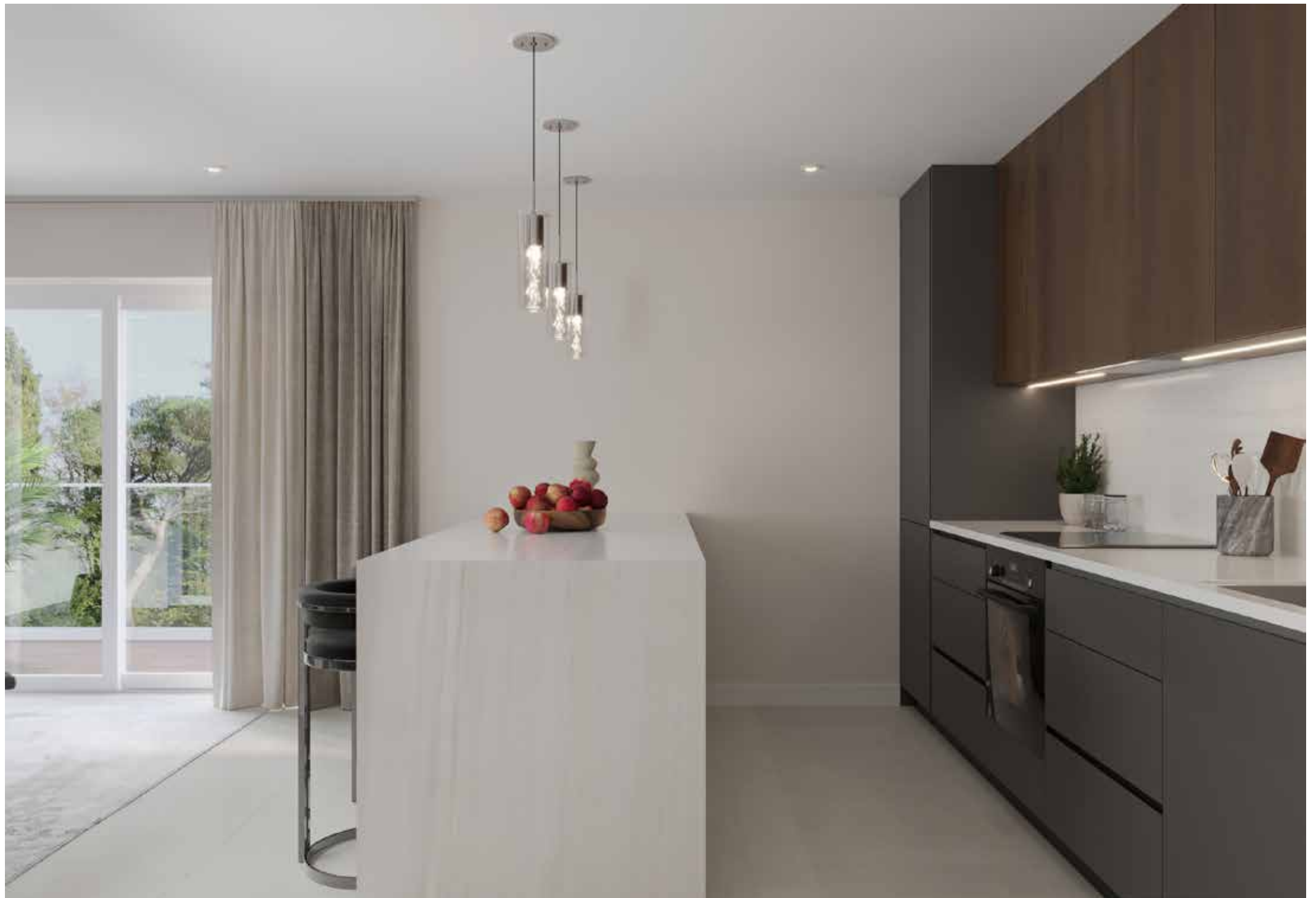
FUTURE-PROOF LIVING

Each home is designed to endure, equipped with advanced technology systems and versatile living spaces that cater to the needs of growing families and multi-generational living.



VIBRANT COMMUNITY

Epsom is a thriving town, attracting London professionals, creatives, and young families. The community buzzes with energy, offering a mix of lively evening activities at local pubs and restaurants, and serene early morning park runs and brunch gatherings.



UNRIVALLED LOCATION

Epsom is a historic market town found just 15 miles south west of London. It is a perfect destination to explore the history and heritage of this gorgeous part of Surrey.

This unrivalled location puts you in the best of both worlds. Just a 5-minute walk to Epsom train station with a 36-minute commute to London.

The M25 Junction 9 is only 5 miles away providing easy transport links to both Gatwick and Heathrow Airports.

CLOSE TO NATURE

Epsom is located on the edge of the North Downs hills, surrounded by green open spaces and is perfect for cycling or walking. Rosebery Park in the heart of the town is a peaceful haven to relax and take a breather.

Epsom Downs is the large open space overlooking Epsom, which also includes the famous Epsom Downs Racecourse where the annual Derby is held. It also includes the new Woodland Trust wood - Langley Vale.

A large area of chalk grassland and woodland swathes make this an ideal habitat for wildlife. Visitors can enjoy walking, cycling and horseriding across the Downs which offer spectacular views right across to London where key London landmarks can be viewed





NEARBY AMENITIES

- Dining: Enjoy diverse culinary experiences with restaurants like Rocksalt, a modern fusion dining spot, and Caballo Lounge for cocktails. Wagamama's is perfect for a relaxed lunch.
- Entertainment: The Odeon cinema is just a 10-minute walk away, providing easy access to the latest movies.
- Leisure: Golf at the local Epsom golf course, visit the Epsom racecourse, or explore several leisure centres offering activities for all ages.
- Adventure: Chessington World of Adventures is just 6.3 km away, and Nonsuch Park is a mere 4.6 km away, perfect for family outings.



EDUCATION

There are a good variety of local schools and Pre-Schools around for anyone looking to move to the area as a family.

- Downsend Pre-Prep Epsom: 0.3 miles
- Wallace Fields Junior School: 0.4 miles
- Epsom College, Independent School: 1.2 miles
- Kingswood House Independent School: 1.2 miles
- Epsom and Ewell High School 3.0 miles



TRANSPORT LINKS

- Epsom (Surrey) Train Station: 0.5 miles
Epsom Train Station is within a 15-minute walk of Thistle Court and is located within TfL Zone 9 with direct services to London Bridge, London Victoria and London Waterloo.
- Ewell West Train Station: 0.9 miles
Ewell East is located on the same line as Epsom and within a 26-minute walk but is within TfL Zone 6. There are some step-free access provisions at this station.
- The closest bus stops to Thistle Court are located along Kiln Lane at the Windmill Lane and Kiln Lane bus stops.
- The M25 Junction 9 is only 5 miles away providing easy transport links to both Gatwick and Heathrow Airports.



Thistle Court is a prestigious and exclusive development, showcasing a carefully curated collection of 16 beautifully designed apartments. Offering a diverse selection of 1, 2, and 3-bedroom layouts, this development caters to a variety of living needs, ensuring that each resident finds the perfect space to call home.

Every apartment is meticulously crafted, blending modern elegance with practical functionality. The interiors feature state-of-the-art kitchens and bathrooms, complete with sleek, contemporary finishes. Amtico flooring enhances the aesthetic appeal, while luxury details throughout elevate the overall ambiance.

In addition to the exquisite interiors, Thistle Court offers a remarkable selection of outdoor spaces, thoughtfully designed to foster a connection with nature. Residents can enjoy private balconies, lush landscaped gardens, and expansive terrace areas, all aimed at maximising outdoor living.





Whether you wish to unwind in the tranquility of a private garden, entertain friends on a spacious terrace, or relax in solitude on your balcony, these outdoor areas are tailored to enhance every aspect of your lifestyle.

Thistle Court perfectly combines the best of both worlds: a sophisticated, luxurious living environment with a wealth of outdoor options, making it an ideal choice for those who seek comfort, style, and a truly exceptional living experience.

Tenure:

Leasehold with a share of the Freehold

Service Charge:

£752 - £920 per annum

EPC Rating:

TBA

Council Tax Band:

TBA

Expected Completion:

December 2025

*Images are CGI and are for indicative purposes only.



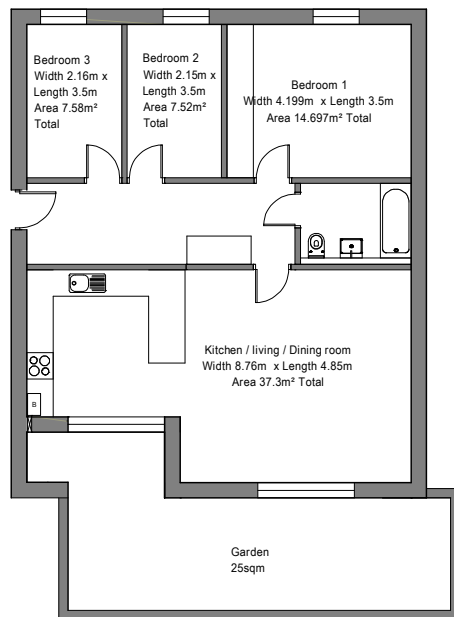
FLATS 1-10
111 EAST STREET

Flat 1	Ground Floor	3 Bedroom	Garden	86 sq m	926 sq ft
Flat 2	Ground Floor	3 Bedroom	Garden	80 sq m	861 sq ft
Flat 3	Ground Floor	1 Bedroom	Garden	51 sq m	549 sq ft
Flat 4	First Floor	2 Bedroom	Balcony	65 sq m	700 sq ft
Flat 5	First Floor	1 Bedroom	Balcony	52 sq m	560 sq ft
Flat 6	First Floor	2 Bedroom	2 x Balconies	63 sq m	678 sq ft
Flat 7	First Floor	2 Bedroom	Balcony	66 sq m	710 sq ft
Flat 8	Second Floor	2 Bedroom	3 x Balconies	72 sq m	775 sq ft
Flat 9	Second Floor	1 Bedroom	3 x Balconies	52 sq m	560 sq ft
Flat 10	Second Floor	1 Bedroom	2 x Balconies	53 sq m	570 sq ft

FLATS 1-6
2 KILN LANE

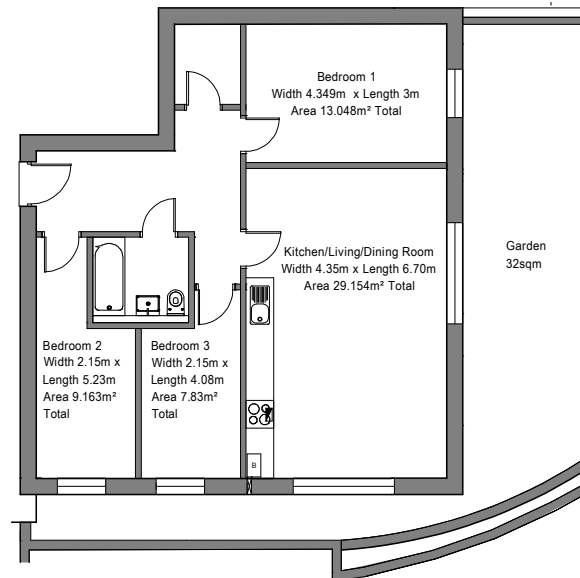
Flat 1	Ground Floor	1 Bedroom	Garden	50 sq m	538 sq ft
Flat 2	Ground Floor	1 Bedroom	Garden	52 sq m	560 sq ft
Flat 3	First Floor	2 Bedroom	Balcony	68 sq m	732 sq ft
Flat 4	First Floor	1 Bedroom	Balcony	50 sq m	538 sq ft
Flat 5	First Floor	1 Bedroom	Balcony	50 sq m	538 sq ft
Flat 6	Second Floor	3 Bedroom	2 x Balconies	97 sq m	1,044 sq ft

FLAT ONE - EAST STREET
86 SQ M / 926 SQ FT



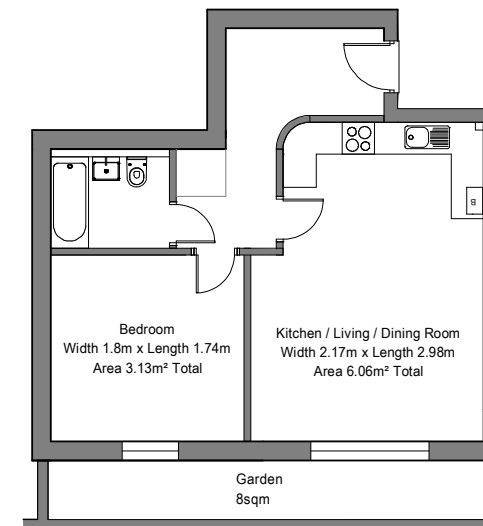
GROUND FLOOR

FLAT TWO - EAST STREET
80 SQ M / 861 SQ FT



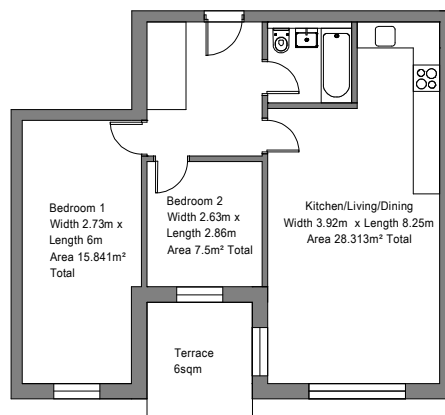
GROUND FLOOR

FLAT THREE - EAST STREET
51 SQ M / 549 SQ FT



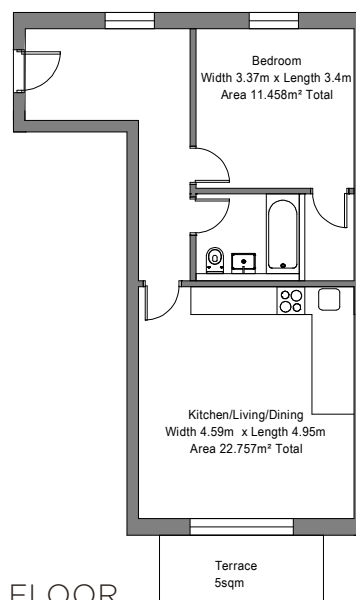
GROUND FLOOR

FLAT FOUR - EAST STREET
65 SQ M / 700 SQ FT



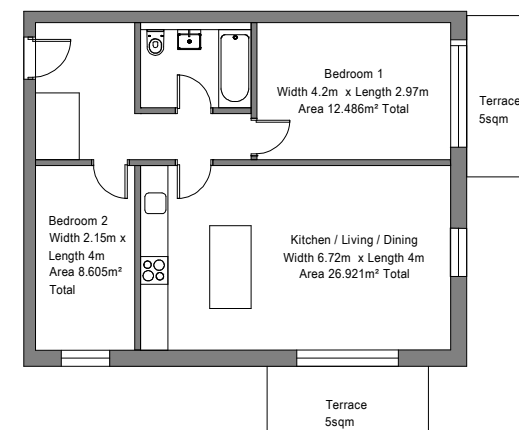
FIRST FLOOR

FLAT FIVE - EAST STREET
52 SQ M / 560 SQ FT



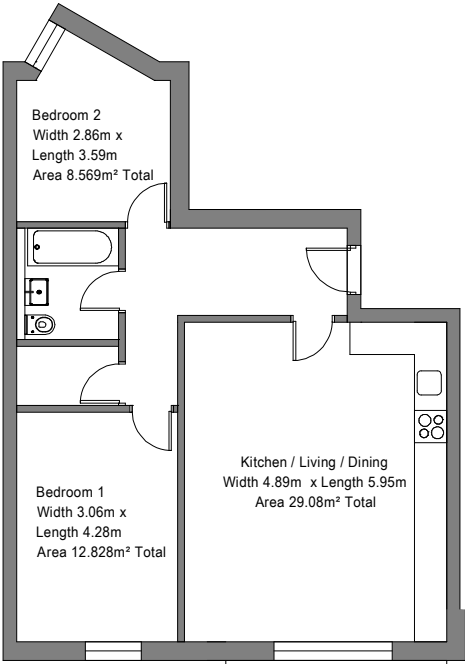
FIRST FLOOR

FLAT SIX - EAST STREET
63 SQ M / 678 SQ FT



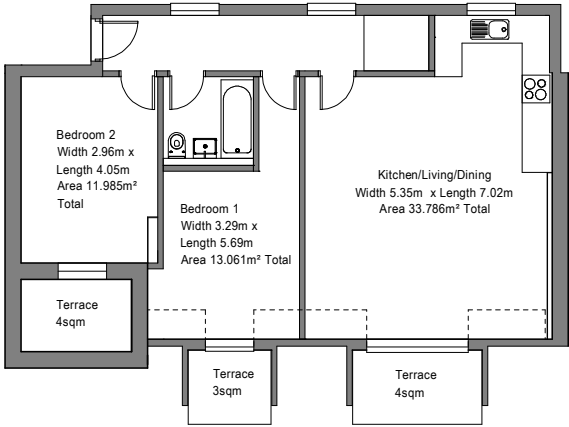
FIRST FLOOR

FLAT SEVEN - EAST STREET
66 SQ M / 710 SQ FT



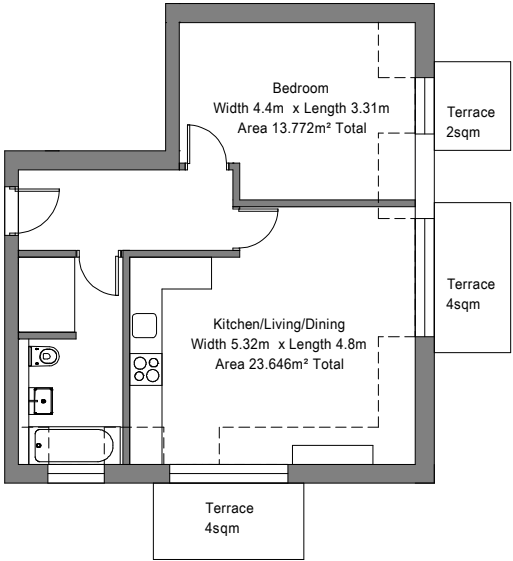
FIRST FLOOR

FLAT EIGHT - EAST STREET
72 SQ M / 775 SQ FT



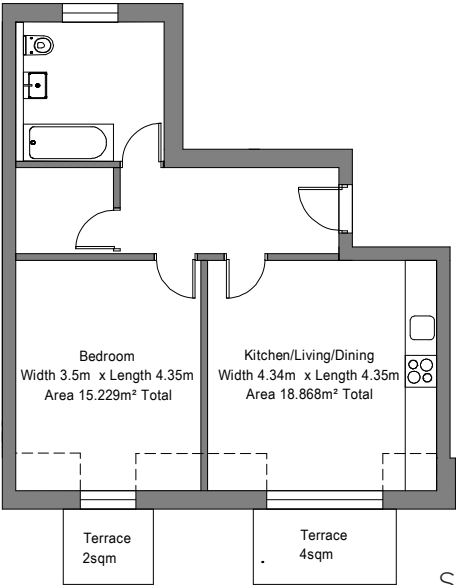
SECOND FLOOR

FLAT NINE - EAST STREET
52 SQ M / 560 SQ FT



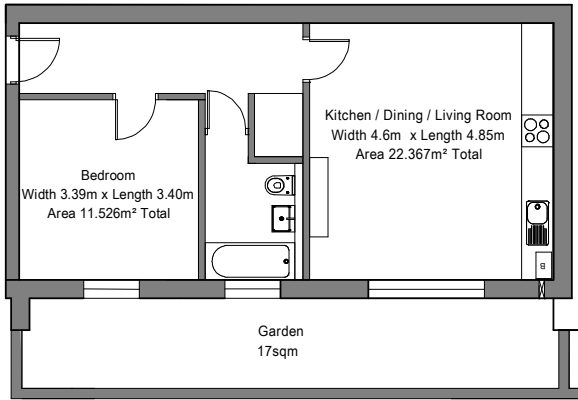
SECOND FLOOR

FLAT TEN - EAST STREET
53 SQ M / 570 SQ FT



SECOND FLOOR

FLAT ONE - KILN LANE
50 SQ M / 538 SQ FT



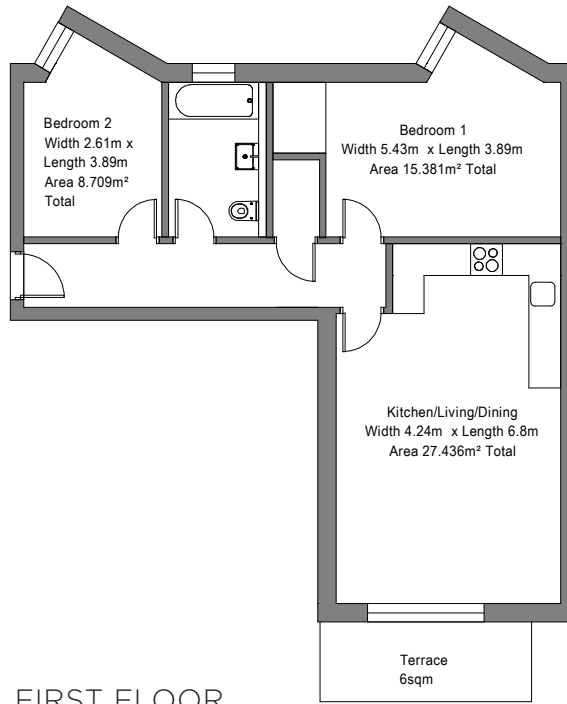
GROUND FLOOR

FLAT TWO - KILN LANE
52 SQ M / 560 SQ FT



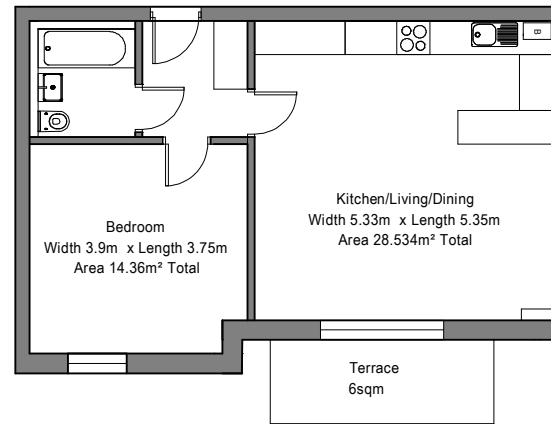
GROUND FLOOR

FLAT THREE - KILN LANE
68 SQ M / 732 SQ FT



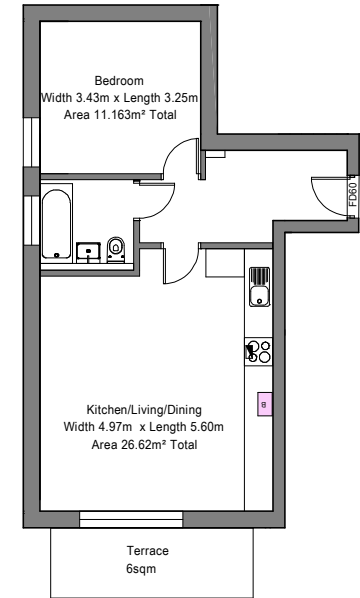
FIRST FLOOR

FLAT FOUR - KILN LANE
50 SQ M / 538 SQ FT



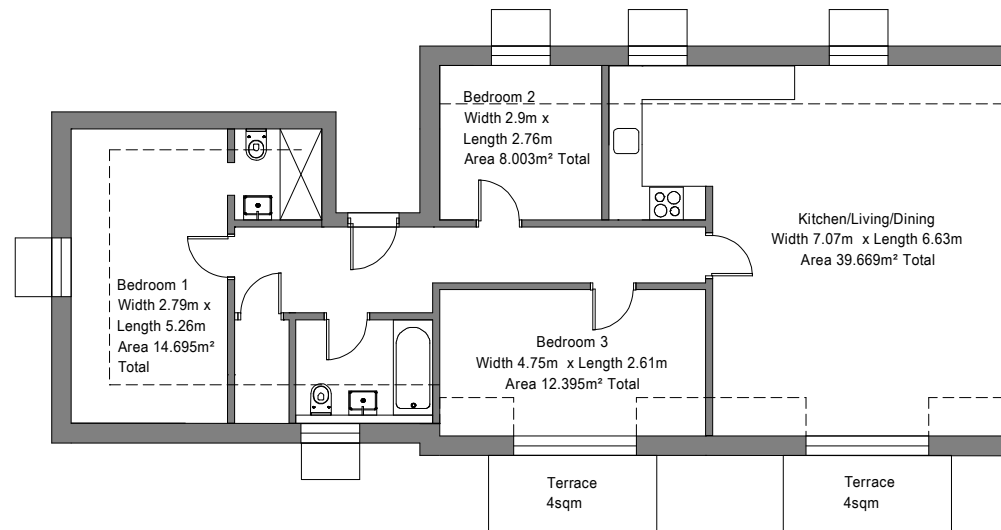
FIRST FLOOR

FLAT FIVE - KILN LANE
50 SQ M / 538 SQ FT

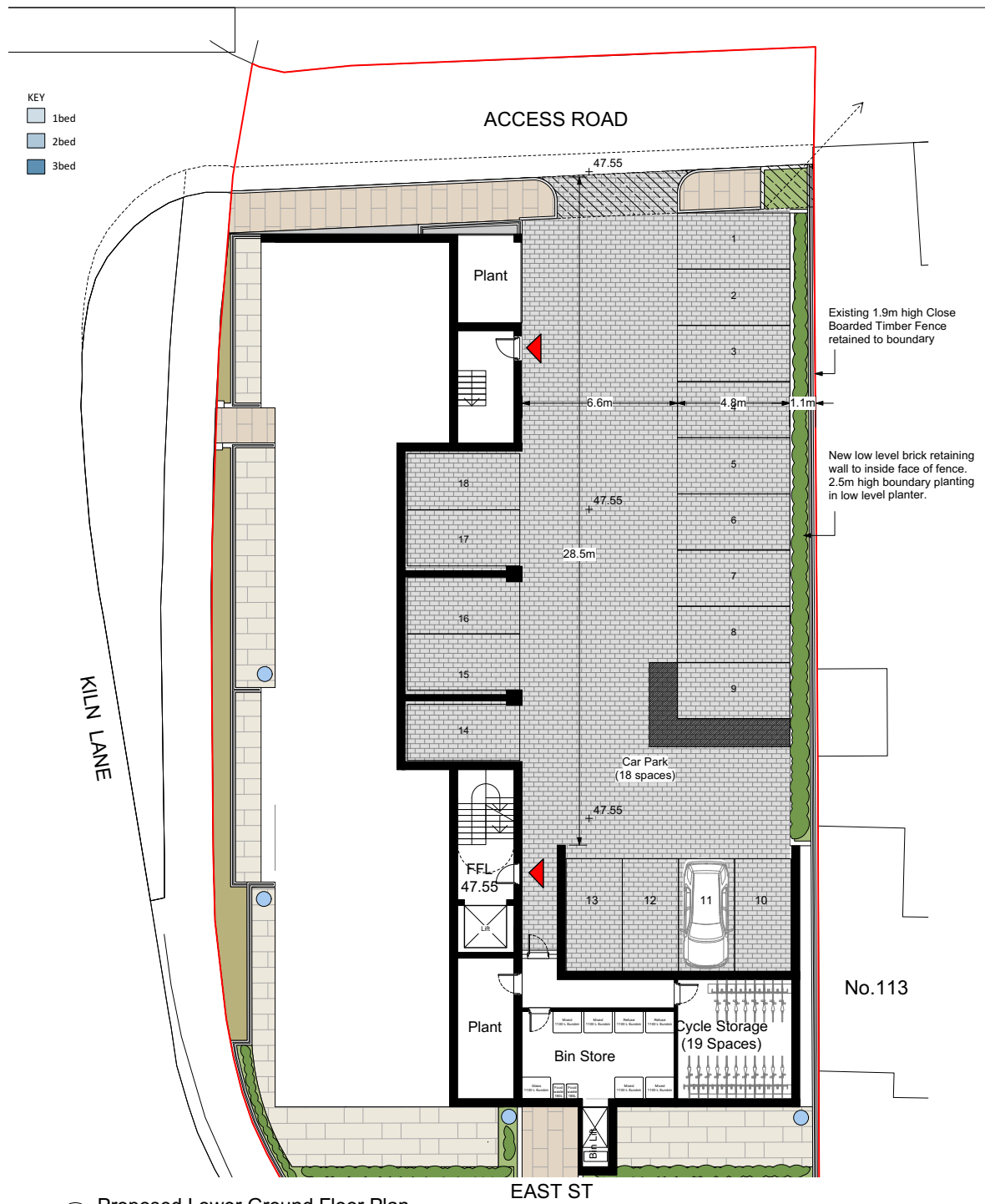


FIRST FLOOR

FLAT SIX - KILN LANE
97 SQ M / 1,044 SQ FT



SECOND FLOOR



1 Proposed Lower Ground Floor Plan
Scale: 1:100



2 Proposed Upper Ground Floor Plan
Scale: 1:100



2 Proposed Second Floor Plan
Scale: 1:100

THISTLE COURT SPECIFICATION

These units are designed by Cheeca Interior Design

KITCHEN & APPLIANCES

Stylish designer contemporary 2 tone black and walnut handleless kitchen

Under unit LED lighting on both wall hung and floor units

Undermounted sink unit and Black tap

Quartz worktops and full height backsplash

Full range of Bosch appliances to include;

Bosch Induction Hob with Boost Zone hob

Bosch electric oven

Bosch Microwave

Integrated extractor hood

Integrated Bosch washer/dryer

Integrated Bosch dishwasher

Integrated fridge/freezer

BATHROOM

Designer all hung basin / cabinet

Mirrored, recessed vanity unit with anti-fog led mirror

Designer Porcelain tiling to walls and floor

Glass hinged bath shower screen

White Roca sanitaryware

Fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve

Ceramic bath with combined water filler and overflow

Grohe Wall hung WC with dual flush concealed cistern and soft close seat

Designer black heated towel rail

Shaver socket

HEATING & ELECTRICAL

Recessed LED lighting throughout kitchen

Recessed LED in living area

All fitting will be white throughout excluding kitchen and down lighters which will be brushed chrome

Mains powered smoke and heat detectors with battery backup

Lights at front and rear of the property balconies and gardens

Recessed wall coving lighting and drop down light in the master bedroom

Cables for lights in 1st floor bedrooms (we are happy to install lights purchased by the buyer)

NICEIC/ECA certified

Baxi mega flow 18 kw Boiler and cylinder with 5 year warranty

Stelrad vita deco designer radiators in every room

FLOOR FINISHES

High quality carpet and underlay to bedrooms

High quality Amtico flooring to hallways and kitchen/ living rooms

Spanish porcelain floor tiles to bathroom

CONNECTIVITY

All apartments are pre-wired for Sky TV

High speed BT fibre optic broadband direct into the property

Lounge and bedrooms prewired with Cat5 data network cabling

WINDOWS DOORS AND SECURITY

Double or triple glazed aluminium/wood composite windows and doors – with 12 year guarantee by VELFAC

Multi-point locks to doors and windows

Secure By Design

Integrated smoke and heat detectors and CO2 alarms

Video entry system

Secure post boxes

Apartment door viewer

GENERAL

Built and Certified to comply with all relevant current Building Regulations

10 year ICW warranty

2 year fixture and fittings warranty

Secure cycle storage, bin storage

Private terraces or garden terraces with large private balconies depending on which apartments.

1 parking space with own EVCP per apartment

Visitor parking bays

Communal gardens

EFFICIENCY

All apartments benefit from a predicted Energy Efficiency Rating of A. This is designed into the fabric of the building to ensure lower running costs of your home. All Appliances are A rated to further reduce your running costs. Having an energy efficient home not only means it will save you money, it helps reduce the impact on the planet.

The Watt and Save report issued by HBF says “On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats the savings are even greater at £220 per month.”

A DEVELOPMENT BY



FOR MORE INFORMATION

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