

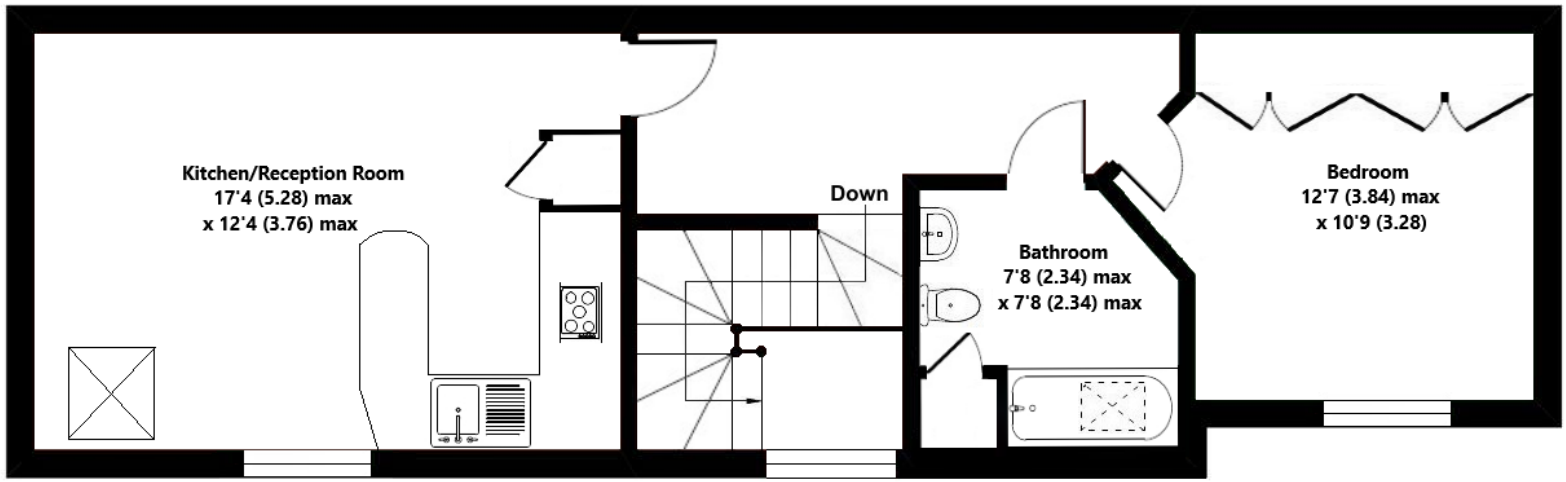
Ripley Village

O.I.E.O £250,000 Share of Freehold

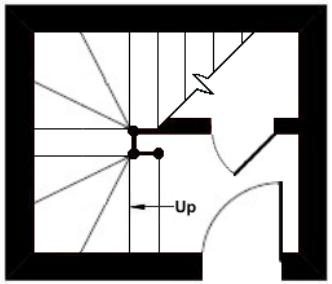
Newark Lane, Ripley GU23

Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
Produced for Douglas and Simmons Ltd. REF: 675702













Excellent Presentation • One Double Bedroom • Open Plan Living Room/Kitchen • Allocated Parking
Gated Development • Central Village Location • Close to Ripley Green • Excellent Transport Links • No Onward Chain

A one double-bedroom, first-floor maisonette situated within this gated development in Ripley Village close to amenities and countryside. The apartment benefits from a spacious, open-plan kitchen/living room, modern bathroom and allocated parking.

Approached by a white picket fence and courtyard garden the apartment is entered via it's own entrance on the ground floor, separate to the rest of the development. Beautiful oak doors provide access to all rooms and wood flooring is laid throughout. The open-plan kitchen/living room is a light and bright space providing ample space for a seating area. The kitchen is fitted with a range of contemporary-style, high-gloss eye and base level units with integrated appliances including an oven and hob, fridge/freezer, washer/dryer and dishwasher. There is a breakfast bar for informal dining. The bedroom is a good sized double with built in wardrobes and the bathroom is fitted with a modern white suite comprising a bath with shower over, pedestal wash hand basin and WC. The property benefits from an allocated parking space in an exclusive gated car park. There are further additional parking bays for visitors and the benefit of secure bicycle storage.




The property is situated on Newark Lane, in Ripley village within a moments walk of the village green and the of local shops, many pubs and amenities.





Ripley is an historic and sought-after village in Surrey popular with all walks of life: families, young professionals and downsizers alike. The village is said to have the largest village green in England (approximately 65 acres) and benefits from a fantastic selection of award-winning café's, shops, pubs and restaurants. Pinnocks Coffee House on the High Street has been awarded Best Coffee Shop in Surrey. For something more relaxed there is also a wide selection of local pubs to choose from.

The area has excellent road and rail connections with the A3 and Junction 10 of the M25 orbital being within close proximity. Woking Station offers regular service to London Waterloo with trains about every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clandon with trains to London Waterloo arriving within one hour.

All Mains Services Supplied / Service Charge £2,400 pa
EPC Rating C / **Council Tax Band** C

Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

sales@seymours-ripley.co.uk

Ripley Office

188 High St, Ripley, Surrey, GU23 6BD

Tel: 01483 211644

E-mail: sales@seymours-ripley.co.uk

Seymours

The Property Ombudsman

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