

# Wills & Smerdon



## The Flat, Aberdeen House High Street Ripley, Surrey GU23 6AQ **£1,600 PCM Unfurnished**

This immaculately presented three bedroom flat has been fully refurbished to a high standard and is located in the heart of Ripley Village. The accommodation is arranged over two floors: shared entry gate to external staircase; private front door; brand new kitchen with appliances; large sitting room with views over the High Street; brand new bathroom with shower over the bath; single bedroom; stairs to second floor - large double bedroom with ample storage; single bedroom. Gas fired central heating. EPC band D/56. Council tax band D. Deposit £1788. Sorry no pets. The flat is located above Conisbees in Ripley Village with its excellent shops for everyday use, historic Public Houses and coffee shops. The village green, located just off the high street, is purported to be one of the largest in England with its delightful walks, panoramic views and historic cricket club. The A3 is also nearby which interconnects with the M25 motorway network leading into London, Heathrow and Gatwick. For the rail commuter, stations at Woking and Clondont are also easily accessible and all serving London Waterloo.

- Beautifully refurbished
- New kitchen and bathroom
- Two further bedrooms
- Available beginning of August 2024.
- Council tax band D
- Spacious duplex flat
- Large master bedroom
- Village centre location
- Sorry no pets

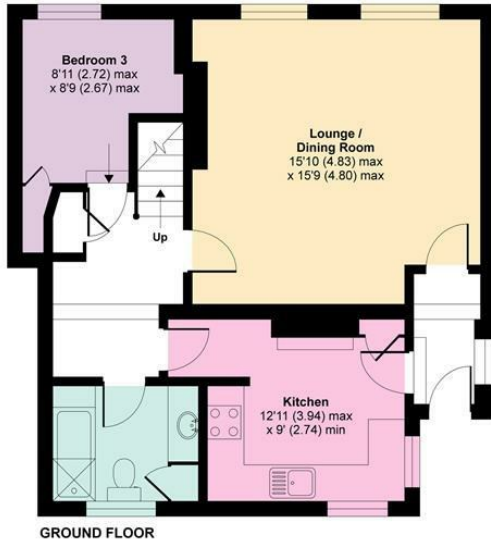
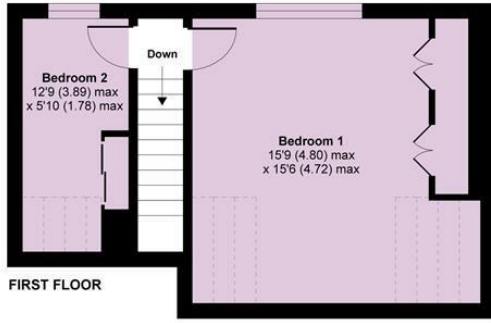
6 Station Parade, East Horsley, Surrey, KT24 6QN

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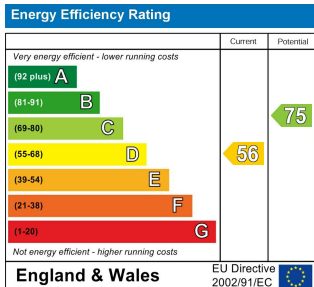
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Approximate Area = 914 sq ft / 84.9 sq m  
 Limited Use Area(s) = 67 sq ft / 6.2 sq m  
 Total = 981 sq ft / 91.1 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021. Produced for Wills and Smerdon. REF: 774403



## WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: [www.willsandsmerdon.co.uk](http://www.willsandsmerdon.co.uk)

**Important note to applicants:** We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

