

# Wills & Smerdon



## 8 Wiggins House White Hart Meadows Ripley, Surrey GU23 6ND **Guide Price £385,000 Leasehold**

OFFERED FOR SALE WITH NO ONWARD CHAIN is this beautifully presented 2nd floor apartment located a short distance of Ripley Village.

A beautifully presented 2nd floor apartment located a short walk of the historic village of Ripley. Built approximately 10 years ago the property boasts all modern conveniences to include gas heating to radiators and sealed unit double glazing. The apartment affords bright and spacious accommodation throughout which as you can see from the floor plan is enhanced by the curved nature of the layout. There are 2 double bedrooms and a large reception area with adequate space for living and dining. The kitchen is well appointed and offers built in appliances. Outside there are communal gardens, bin store as well as a private parking space. Lease is 125 years from 2014. Service charge £2029/annum.

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

T| 01483 284 141 E| [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



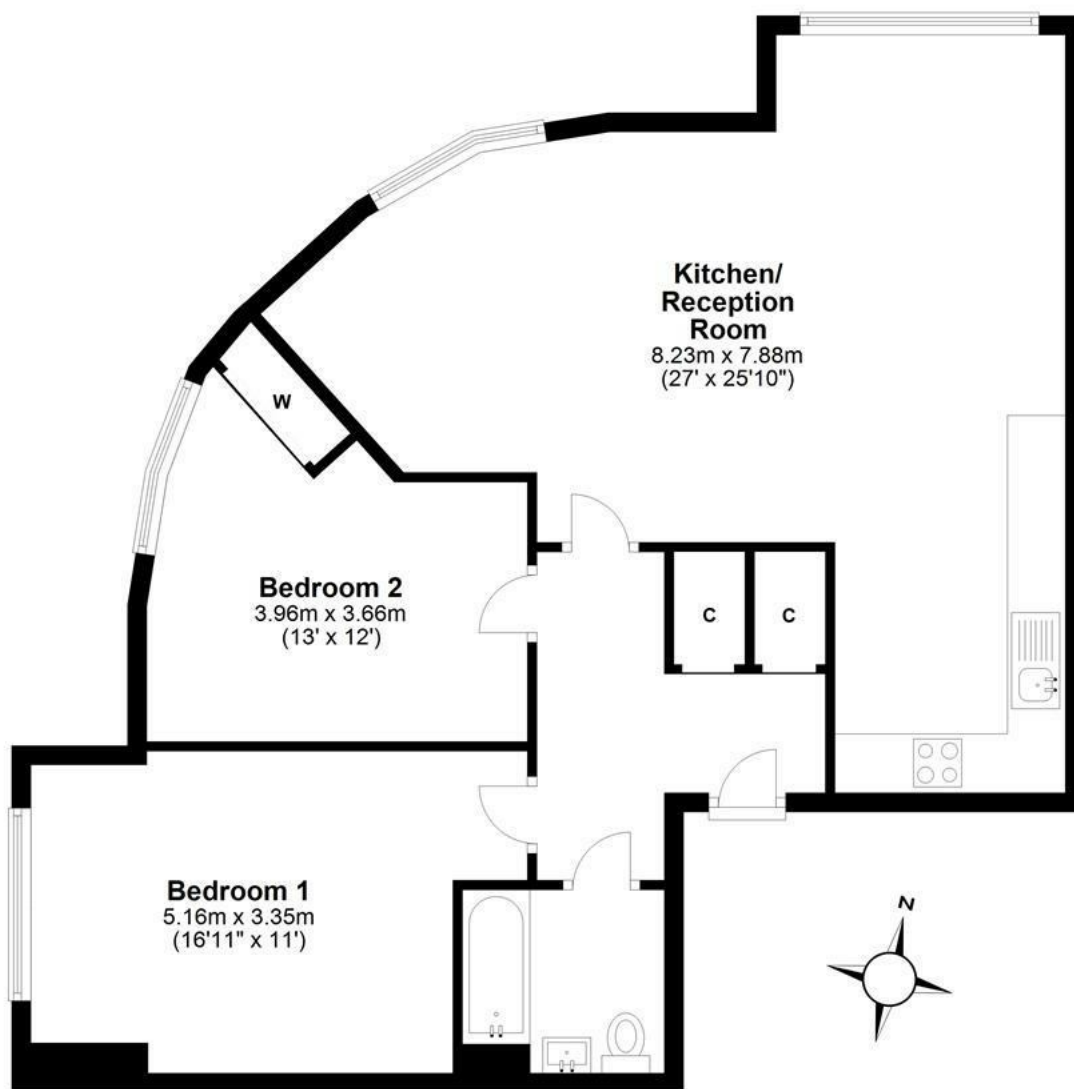
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W & S

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Total area: approx. 82.4 sq. metres (887.0 sq. feet)

This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon. Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.



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**LOCAL AREA;** Set in a sought after central location surrounded by epic scenic countryside in the vicinity, this property is ideally located for those who enjoy country walks, sailing on Papercourt Lake or bike rides thanks to its position directly on the Olympic cycle route. Ripley Village offers excellent local shops, bars, restaurants and tea rooms. Ripley offers a vibrant community with a rich calendar of social events including fairs and farmers markets. It offers excellent transport links with the M25 and A4 within 5 minutes' drive and sitting just 4 miles from Woking's mainline station which is just 25 minutes from London Waterloo. With a property in such a fantastic location, an early viewing is recommended.

Guildford Borough Council Band C

## DIRECTIONS

From our office bear left down the High Street and take the first right into Rose Lane. Take the next left into White Hart Meadows and follow the road round and Wiggins House can be found a short way on your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	87	87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## WHAT NEXT?

If you would like to book a viewing for this property please do not hesitate to contact our expert sales team using the contact details below.

**Important note to applicants:** We endeavour to make our sales 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 buyers 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.

