



Flat 10 Lutidine House, Newark Lane  
Ripley, Surrey GU23 6BS





**\*PRICE REDUCTION\*** A stunning first floor, double bedroom apartment with 585 sq ft of space, conveniently located in the heart of Ripley Village with allocated parking, lift and security entry system.

Security Entry Phone - Lift - Entrance Hall - Large Bright and Airy Open Plan Lounge/Dining/Fully Equipped Kitchen - Double Bedroom with Built-in-Storage - Modern Bathroom with Shower Over Bath - Gas Central Heating - Large Storage Cupboard - Private Allocated Parking





## Flat 10 Lutidine House, Newark Lane Ripley, Surrey

Situated in the very heart of Ripley village, and literally opposite the wonderful open spaces of the Village Green, this delightful apartment has a charming ambience, being located on the first floor and having a real "newly built" feeling.

With lift access and stairs to the first floor, this immaculately presented apartment enjoys 585 sq ft of space, with all the main accommodation flowing from the beautiful entrance hall. Fitted throughout with hardwood flooring, the light and airy hallway gives access to the sumptuous bathroom fitted with a modern full size bath with shower over and underfloor heating, useful storage cupboard/utility cupboard with washer drier, and also provides access to the peaceful double bedroom which has fitted storage. The main living area has ample space for both informal seating, a dining area and has a fully equipped kitchen area, all with lovely views.

The apartment is fully double glazed and centrally heated by a gas fired boiler, and all in all this beautifully presented apartment offers accommodation which is literally ready to move in to without having to even unpack a paintbrush!

Outside, each apartment enjoys the benefit of a designated private off street parking space and communal push bike storage. The opposite side of Newark Lane provides access directly onto Ripley Village Green. Reportedly one of the largest Greens in England, there are monthly Farmers Markets along with lovely walks, access to the Wey navigation and is home to one of the oldest cricket clubs in the land!

Ripley is a charming and historic village offering great commuting road links to the A3 and M25. There are mainline stations nearby at Clandon and Woking, and the village itself benefits from a selection of historic inns and restaurants, cafes and local boutique shops, with more comprehensive shops close to hand in nearby Guildford and Woking.

Tenure: Leasehold 150 years from 2015.

Guildford Borough Council Band C

Bay 10 in the car park is the one assigned to Flat 10.

The current service charge for the financial year to 25 March 2025 is £3,006.59.

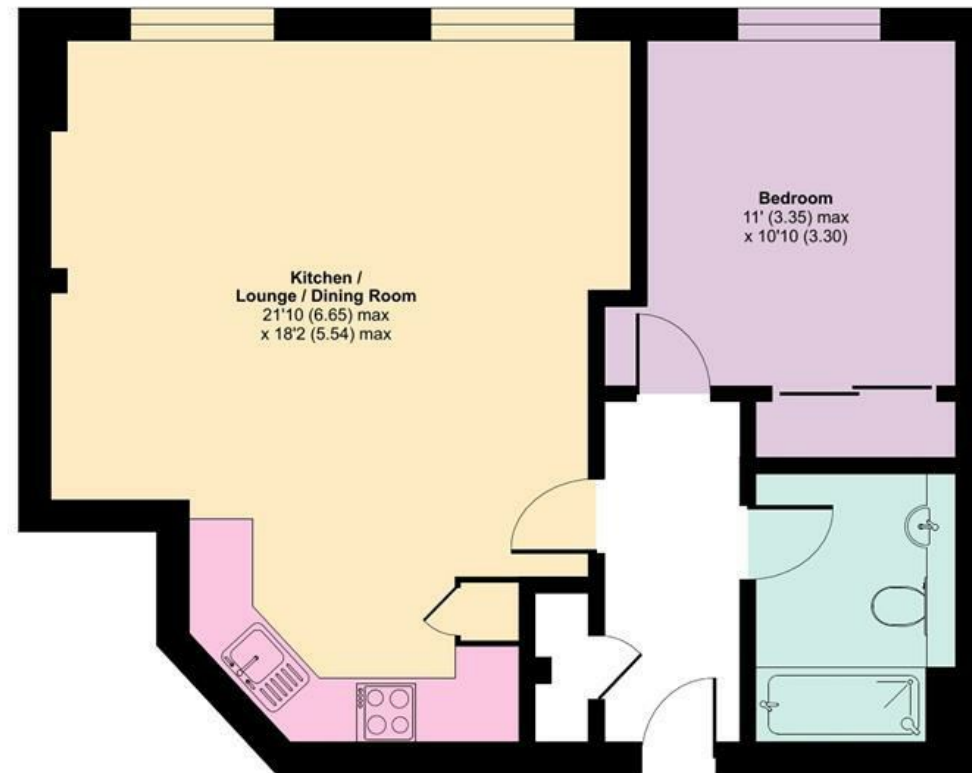






Approximate Area = 585 sq ft / 54.3 sq m

For identification only - Not to scale



FIRST FLOOR



## DIRECTIONS

From our offices in Ripley, follow Newark Lane for approx 600 metres, where Lutidine House will be found on the left hand side, opposite the pedestrian access to Ripley Village Green.///ankle.mint.wide

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 78      | 78        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

