Wills & Smerdon



7 Stansfield Court Newark Lane
Ripley, Surrey GU23 6BS
Guide Price £279,950 Leasehold

PROPERTY DESCRIPTION

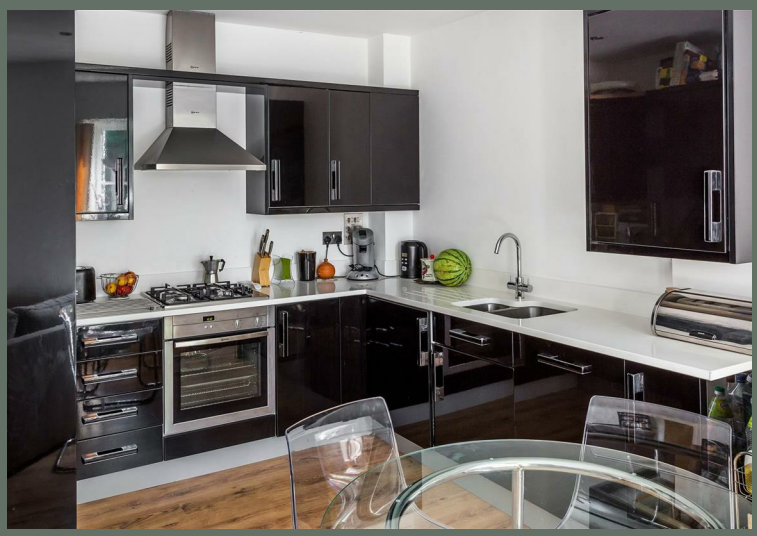
One of just nine high specification apartments in the converted old lemonade factory in Ripley Village centre. The accommodation comprises: entrance hall with entry phone system; open plan living/dining room leading to well fitted kitchen with appliances; double bedroom; contemporary bathroom with shower over the bath and heated towel rail; oak laminated flooring; gas fired central heating; allocated parking for one car. Ripley Village offers a good range of day to day shops as well as some fine restaurants, public houses, and coffee shops. Access to the A3 can be found a short distance away by car, and for the rail commuter stations located at Woking, West Byfleet and Clandon are within an easy drive. Guildford Borough Council Band C EPC rating B/82. Council tax band C. 985 years remaining on the lease.

PROPERTY FEATURES

- One Double Bedroom
- Fitted Kitchen
- Village centre
- EPC rating B/82
- Open plan living/dining room
- Contemporary bathroom
- Allocated parking
- Council tax band C

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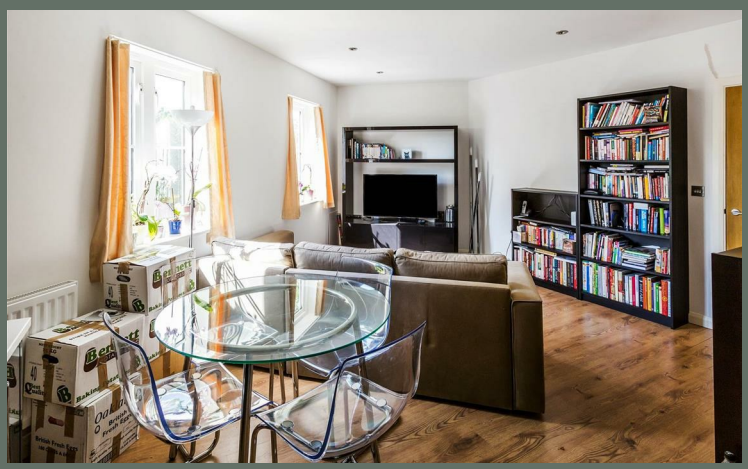












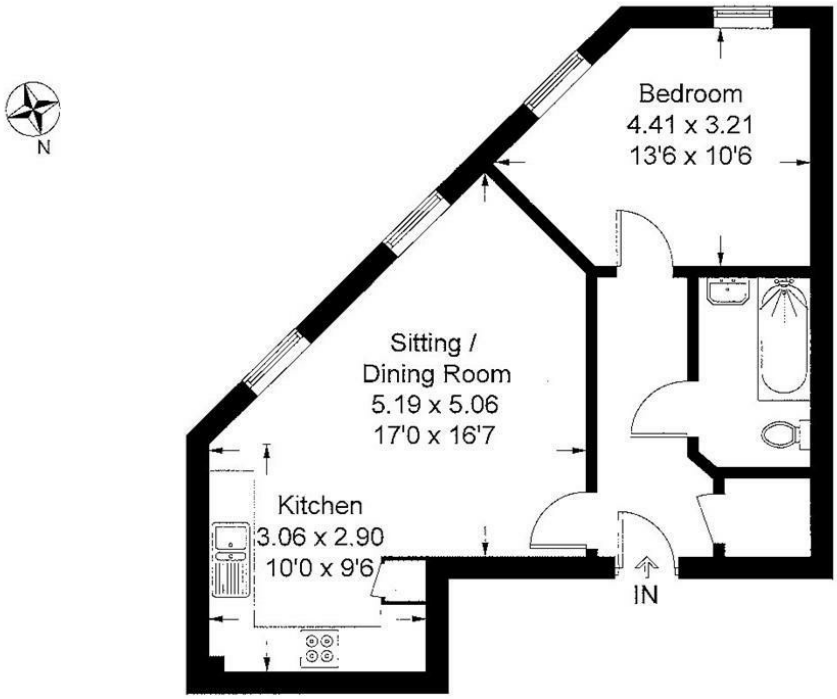


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Approximate Gross Internal Area = 45.9 sq m / 494 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID264944)

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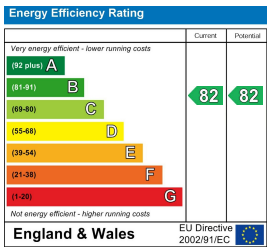


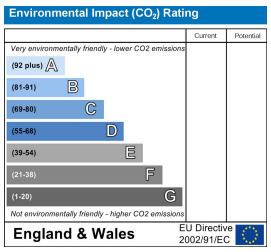




EPC RATING

82





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.

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