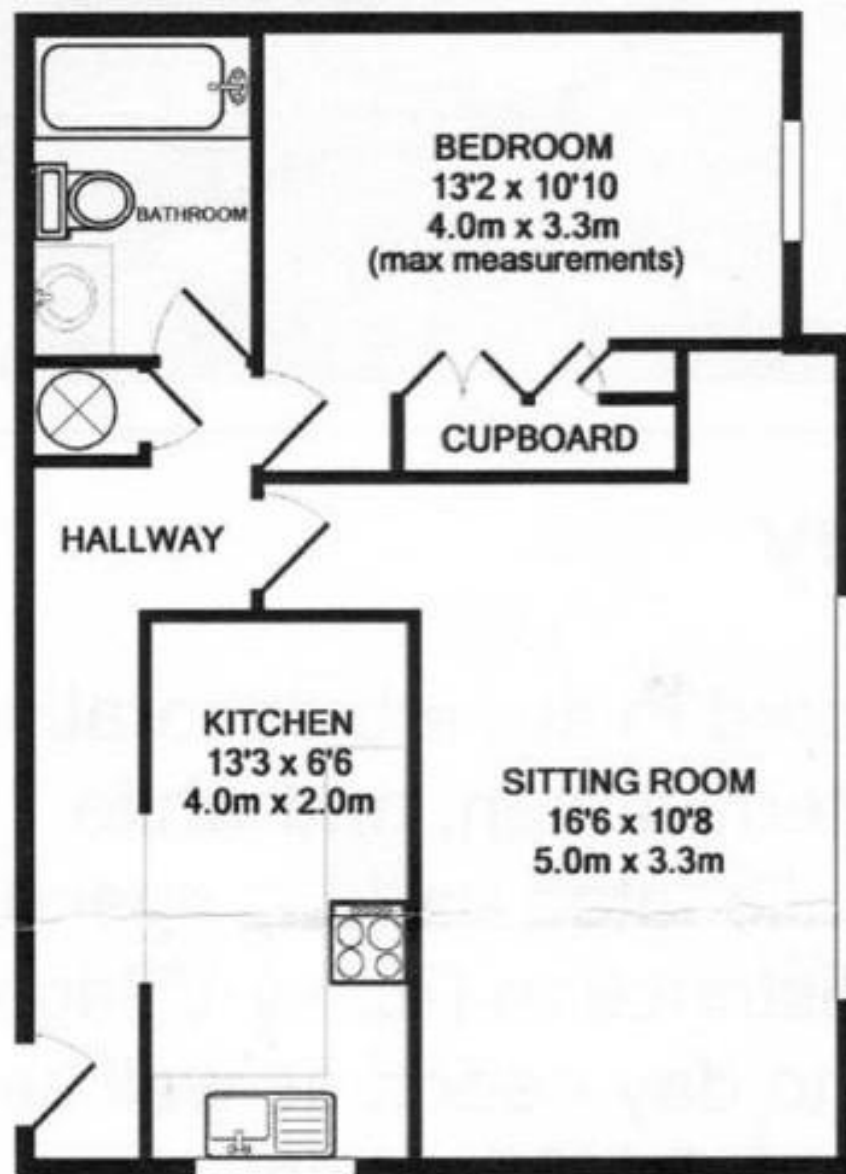




**RIPLEY**

**£225,000**

**Situated within close proximity to the charming and sought-after Ripley Village, this well-appointed one-bedroom first floor maisonette presents an excellent opportunity for both first-time buyers and investors alike.**  
**NO ONWARD CHAIN.**





## Aston House, Portsmouth Road, Ripley, Woking, Surrey, GU23

- **First Floor One Bedroom Maisonette**
- **Spacious Living Room**
- **Modern Kitchen**
- **Well Appointed Bathroom**
- **Double Glazed Windows**
- **Allocated Parking**
- **NO ONWARD CHAIN**

Situated within close proximity to the charming and sought-after Ripley Village, this well-appointed one-bedroom first floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. Enjoying a quiet residential setting, the property is beautifully maintained and offers comfortable living within a friendly community environment.

The accommodation features a generous and light-filled living room, ideal for relaxing or entertaining. The double bedroom is fitted with built-in wardrobes, providing ample storage space, while the modern kitchen is equipped with contemporary fittings and finishes. A well appointed bathroom completes the interior, offering both practicality and comfort. The property further benefits from a loft space that has been boarded, providing additional storage and conveniently accessed from the hallway.

Externally, residents benefit from access to well-kept communal gardens, perfect for enjoying the outdoors. The property also comes with an allocated parking space, adding convenience for those with a vehicle. Further advantages include double glazed windows, ensuring energy efficiency and year-round comfort.

This delightful home is offered to the market with NO ONWARD CHAIN, ensuring a smooth and swift transaction for prospective buyers. Early viewing is highly recommended to fully appreciate the quality and location of this appealing residence.

Ripley High Street boasts a delightful blend of independent retailers, coffee shops, and antique stores, complemented by the close proximity of larger towns such as Woking, Cobham, and Guildford. Beyond the village, a short drive away, one can immerse themselves in the county's rich heritage at Clandon Park and Hatchlands Park, both cherished National Trust properties. Nature enthusiasts can revel in the abundance of countryside walks, be it along the picturesque River Wey or within the world-renowned gardens of The Royal Horticultural Society at Wisley. Conveniently, Junction 10 of the M25 and the A3 are easily accessible, and reaching London is a breeze via train connections from Effingham Junction and Clandon stations, as well as mainline routes from Woking and Guildford.

Council Tax Band B - EPC Rating D - Tenure: Leasehold - 158 years remaining  
Ground Rent £100 PA - Service Charge £1,200 PA – Parking: 1 Allocated space



