



Flat 1, Victory House High Street Ripley, Surrey GU23 6AF **£995 PCM Unfurnished**

One bedroom flat for let above the Parish rooms in Ripley village. The accommodation comprises: stairs leading to first floor; entrance hall, lovely open plan kitchen/living room with appliances; double bedroom with wardrobe; bathroom with shower over the bath; heat source pump underfloor heating; one allocated parking space with electric charging point. EPC rating B/82 Council tax band B. The property is located in the heart of Ripley village with its charming High Street of local shops, pubs and restaurants, and within easy drive of the A3 and thereby the M25. There are commuter stations at nearby Clandon and Woking (London Waterloo) and the County Town of Guildford with its extensive shopping and leisure facilities is a short drive away. The flat is let by the Trustees of Ripley Village Hall as Stepping Stone accommodation. Available mid September.



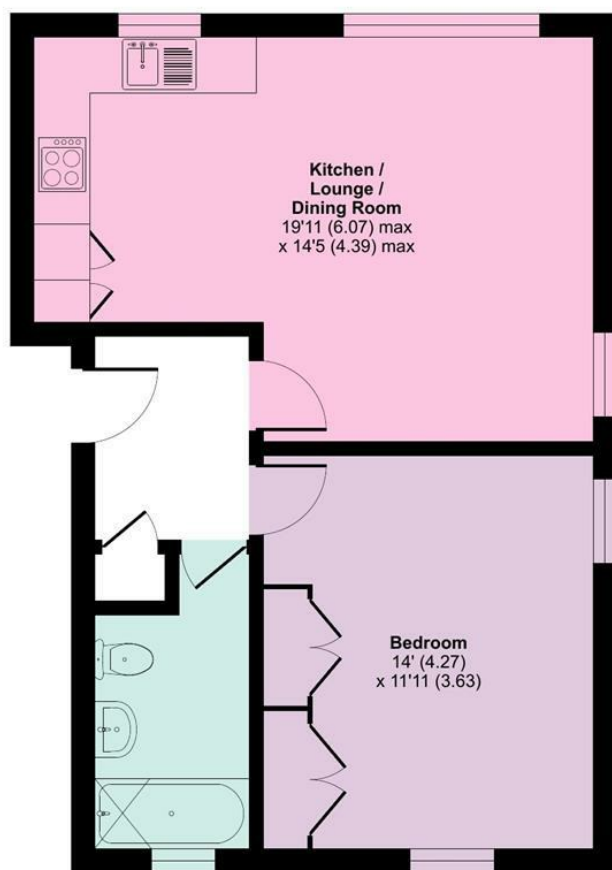
6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the
Material Information

Wills & Smerdon

Approximate Area = 535 sq ft / 49.7 sq m
For identification only - Not to scale



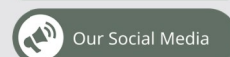
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Wills and Smerdon. REF: 827745



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



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