



 **patrick
gardner**
RESIDENTIAL

Flat 3 Newark House High Street, Ripley, Surrey, GU23 6AF

Asking Price £325,000



- EXECUTIVE TWO BED FIRST FLOOR APARTMENT
- FULLY FITTED KITCHEN
- GUEST BEDROOM
- TWO PARKING SPACES
- HEART OF RIPLEY VILLAGE
- SUPERB OPEN PLAN LIVING SPACE
- PRINCIPLE BEDROOM WITH JULIETTE BALCONY
- LUXURY BATHROOM & W.C
- LONG LEASE WITH SHARE OF FREEHOLD
- NO ON-GOING CHAIN

Description

Situated at the heart of picturesque Ripley village is this well presented two bedroom first floor apartment with a share of the freehold and an ideal purchase for the young professional or downsizer who wants to be close to local retailers. The apartment is just five years old and one of only four in the development. The property is in the perfect location to enjoy all that the village has to offer, including a choice of independent shops, a good variety of cuisine, nature to explore nearby and all within easy reach of Woking town and excellent transport links including the A3 and M25 within easy reach.

A communal hallway leads to the first floor and one's own front door which opens onto a bright open plan living space incorporating a sociable relaxed seating area for entertaining friends and family. The kitchen offers a thoughtfully designed and contemporary feel. There are plenty of cupboards for storage, ample stone worktops for preparation and a good range of integrated appliances for modern day living.

There are two bedrooms , one with a superb Juliette balcony. Both are served by a luxury bathroom suite. Outside the property benefits from two private parking spaces.

Situation

Ripley Village provides an excellent range of shops, a monthly farmers market, and a selection of popular cafés, restaurants and pubs to choose from. The area offers a good variety of schools for all ages including Send First School, Ripley Court School and Cranmore School.

Guildford and Woking town centres are within a short car drive and provide more comprehensive shopping and leisure facilities, while for the commuter Woking provides excellent fast non stop rail services to London Waterloo in approximately 28 minutes.

The A3 and M25 close to hand make for easy access to Heathrow and Gatwick airports for international travellers.

Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	C
Lease	999 years from 01.01.21 (995yrs remaining)
Service Charge	£600 per annum
Ground Rent	No Charge



High Street, Ripley, Woking, GU23

Approximate Area = 742 sq ft / 69 sq m

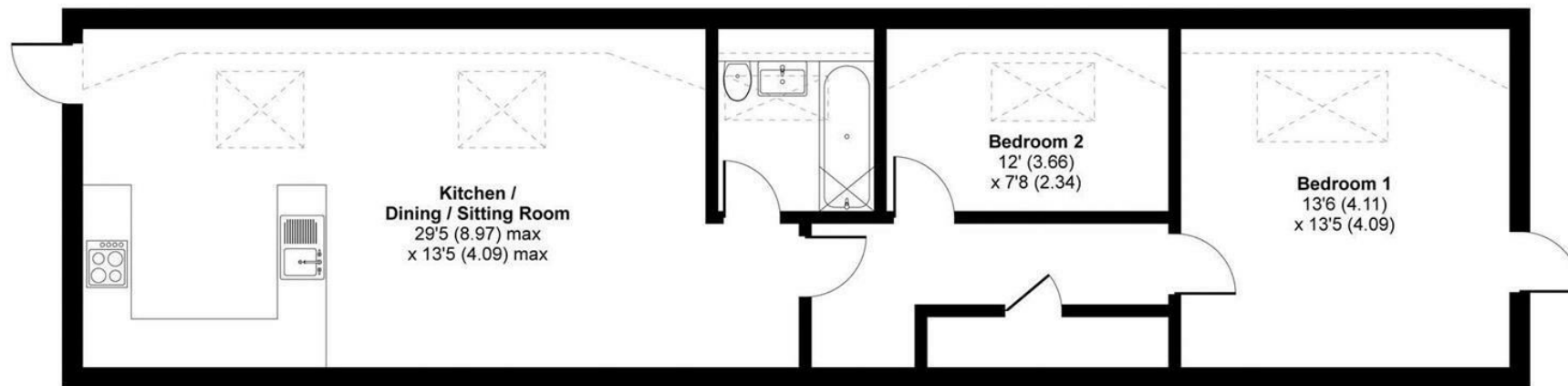
Limited Use Area(s) = 73 sq ft / 7 sq m

Total = 815 sq ft / 76 sq m

For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.

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