

# Wills & Smerdon



## Flat 1, Stansfield Court, 43 Newark Lane Ripley, Surrey GU23 6BS Guide Price £220,000 Leasehold

### PROPERTY DESCRIPTION

Located a short walk from the village centre is this well presented ground floor apartment built just over 12 years ago. The property is accessed via a private front door leading into an enclosed porch. The open-plan kitchen/living room is a light and bright space providing ample space for a seating area. The kitchen is fitted with a range of contemporary-style, high-gloss eye and base level units with integrated appliances including an oven and hob, fridge/freezer, washer/dryer and dishwasher. There is a breakfast bar for informal dining. The bedroom is a spacious double with a built in wardrobe and the bathroom is fitted with a modern white suite comprising a double shower, pedestal wash hand basin and WC. The property benefits from one allocated parking space in an exclusive gated car park. There are further additional parking bays for visitors and secure bicycle storage.

Annual Service Charge £1,559.22

### PROPERTY FEATURES

- Close To Village
- Double Bedroom
- Radiator Heating
- Private Allocated Parking
- A Must See!
- Private Entrance
- Double Glazing
- Open Plan Living
- Ideal for Downsizers & First Time Buyers

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

T| 01483 284 141 E| enquiries@willsandsmerdon.co.uk W| willsandsmerdon.co.uk

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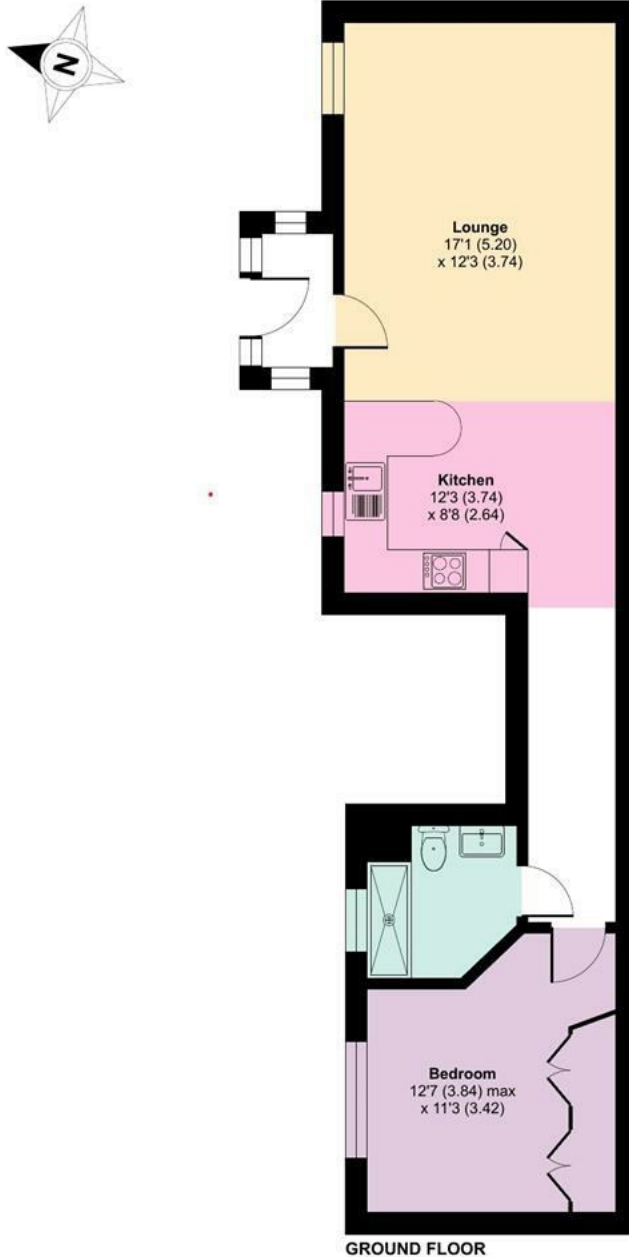
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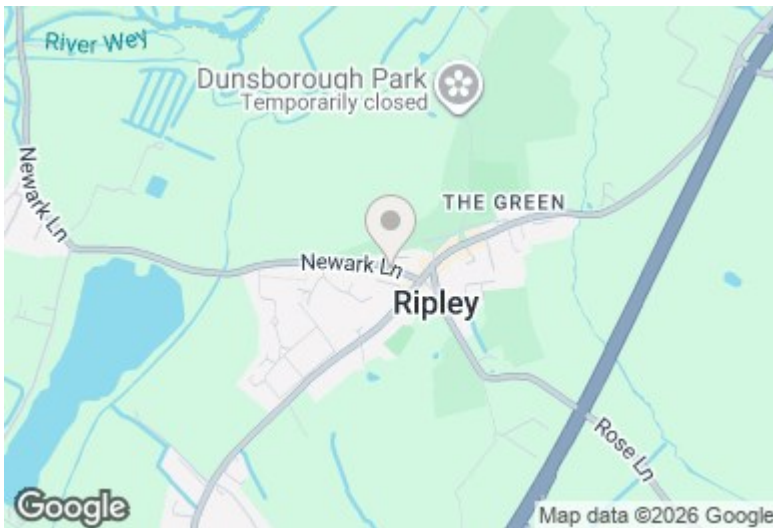
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Approximate Area = 576 sq ft / 53.5 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025. Produced for Wills and Smerdon. REF: 1386236

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**LOCAL AREA**  
Ripley Village offers a range of interesting shops, highly acclaimed restaurants, cafes and public houses, as is Ripley Village Green, purported to be one of the largest in England, with its wonderful walks, panoramic views and historic cricket club. For the commuter, the A3 is easily accessed providing onward travel to the M25, central London and Guildford. There are stations at, Woking and Clandon serving Waterloo.

**DIRECTIONS**  
From our offices turn right into Newark Lane and after approx 250 yards the entrance to Flat 1 Stansfield Court can be found on your left.

## EPC RATING

79

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## 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.

