



Flat 11 Lutidine House, Newark Lane  
Ripley, Surrey GU23 6BS





A stylish one bedroom first floor apartment with allocated parking located close to Ripley Green and within a short walk of Ripley High Street.





## Flat 11 Lutidine House, Newark Lane Ripley, Surrey

Situated in the very heart of Ripley village, and literally opposite the wonderful open spaces of the Village Green, this delightful apartment has a charming open planned ambience & is located on the first floor.

With lift access and stairs to the first floor, this well presented apartment enjoys 469 sq ft of space, with all the main accommodation flowing from the entrance hall. Fitted throughout with hardwood flooring, the light and airy hallway gives access to the bathroom fitted with a modern full size bath with shower over and underfloor heating, useful storage cupboard/utility cupboard with space for a washer drier, and also provides access to the double bedroom which has fitted storage. The main living area has ample space for both informal seating, a dining area and has a fully equipped kitchen area, all with lovely views.

The apartment is fully double glazed and centrally heated by a gas fired boiler, and all in all this beautifully presented apartment offers accommodation which is literally ready to move into.

Outside, each apartment enjoys the benefit of a designated private off street parking space and communal push bike storage. The opposite side of Newark Lane provides access directly onto Ripley Village Green. Reportedly one of the largest Greens in England, there are monthly Farmers Markets along with lovely walks, access to the Wey navigation and is home to one of the oldest cricket clubs in the land!

Ripley is a charming and historic village offering great commuting road links to the A3 and M25. There are mainline stations nearby at Clandon and Woking, and the village itself benefits from a selection of historic inns and restaurants, cafes and local boutique shops, with more comprehensive shops close to hand in nearby Guildford and Woking.

Tenure: Leasehold 150 years from 2015.

Guildford Borough Council Band C

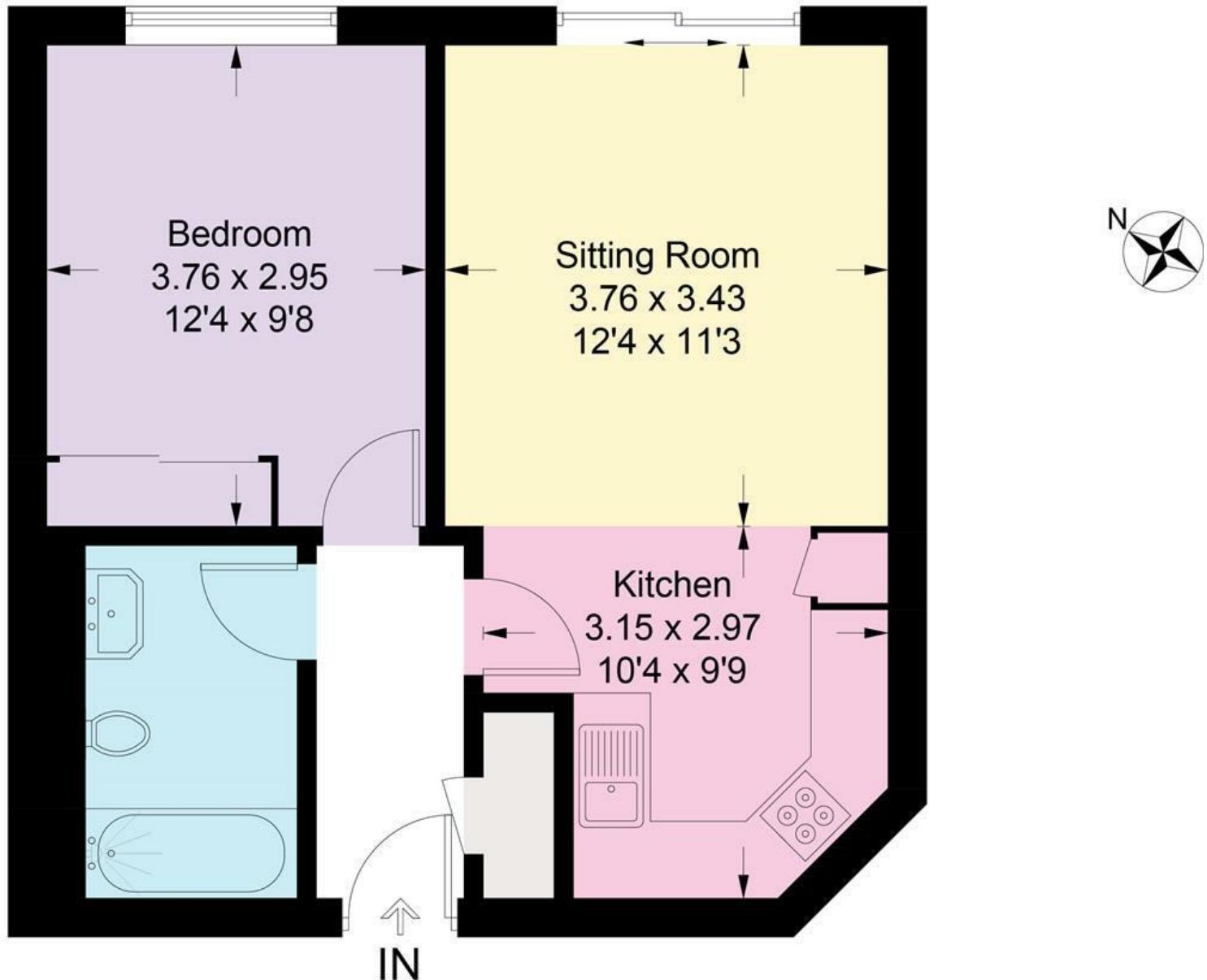
Bay 11 in the car park is the one assigned to Flat 11.

The current service charge for the financial year to 25 March 2025 is £1880/Ground Rent £300 annually.



ublic Footpath

NO  
HORSE  
RIDING  
by order B.D.C.



## 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. (ID281930)  
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## DIRECTIONS

Directions: from our office in Ripley High Street, turn into Newark Lane where Lutidine House can be found on the left hand side on the junction of Newark Lane and Wentworth Close. [///ankle.mint.wide](http://ankle.mint.wide)



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

