



**The Flat, Aberdeen House High Street
Ripley, Surrey GU23 6AQ
£1,900 PCM Unfurnished**

This immaculately presented three bedroom flat has been fully refurbished to a high standard and is located in the heart of Ripley Village. The accommodation is arranged over two floors: shared entry gate to external staircase; private front door; kitchen with appliances; large sitting room with views over the High Street; bathroom with shower over the bath; single bedroom; stairs to second floor - large double bedroom with ample storage; single bedroom. Gas fired central heating. EPC band D/56. Council tax band D. Deposit £2192. Ripley Village is renowned for its historic coffee shops and public houses. The village green, located just off the high street, is purported to be one of the largest in England with its delightful walks, panoramic views and historic cricket club. The A3 is also nearby which interconnects with the M25 motorway network leading into London, Heathrow and Gatwick. For the rail commuter, stations at Woking and Clendon are also easily accessible and all serving London Waterloo.



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

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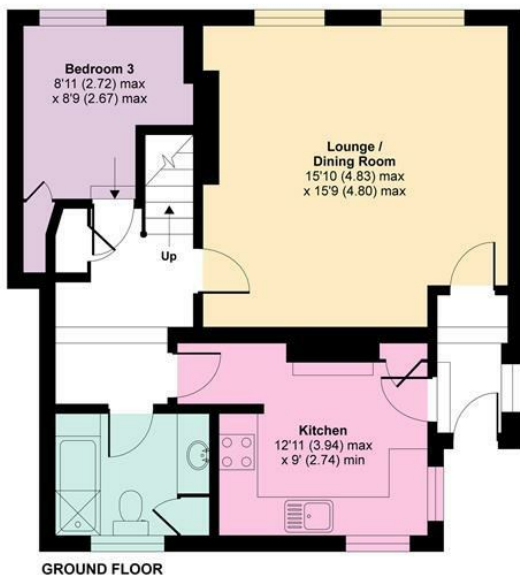
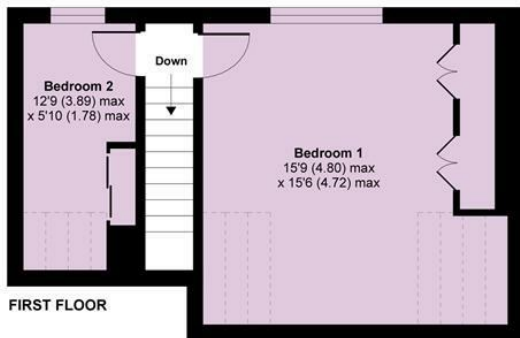
Scan the QR code for the
Material Information

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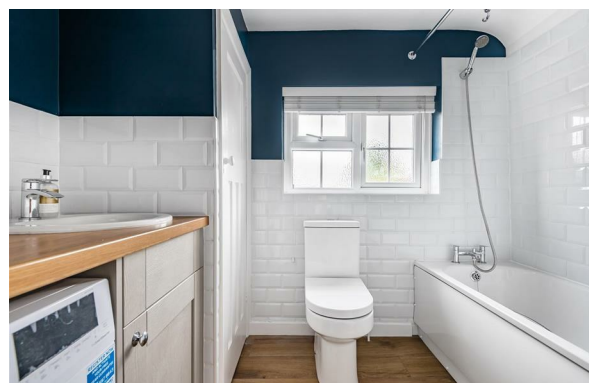
Approximate Area = 914 sq ft / 84.9 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Total = 981 sq ft / 91.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Wills and Smerdon. REF: 774403



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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