



High Street, Ripley, Surrey, GU23 6AF

Available 7th November

£1,595 PCM



- AVAILABLE 7TH NOVEMBER
- LUXURY TWO BEDROOM APARTMENT
- OPEN PLAN LIVING
- JULIETTE BALCONY
- SUPERB VILLAGE LOCATION
- FURNISHED/UNFURNISHED BY NEGOTIATION
- SUPERB FULLY FITTED KITCHEN
- MODERN BATHROOM SUITE
- PRIVATE ALLOCATED PARKING FOR TWO CARS
- EPC BAND C

Description

COMMUNAL ENTRANCE

Secure communal entrance leading to only two apartments.

KITCHEN/LIVING SPACE

Modern kitchen with a range of fitted units and integrated appliances comprising of washer/dryer, under counter fridge and separate freezer, slimline dishwasher and oven with hob. Breakfast bar area with space for 2/3 bar stools. Wood effect laminate flooring to the living area

PRINCIPLE BEDROOM

Light and bright double bedroom with a superb Juliette balcony.

BATHROOM

Fully fitted modern bathroom suite with shower over bath, wc, wash hand basin and velux window providing ample light.

BEDROOM TWO

Good sized single bedroom/study with neutral carpets.

OUTSIDE

To the rear of the property are two allocated 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.

Guildford and Woking town centers 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 travelers.

EPC C
Council Tax Band C



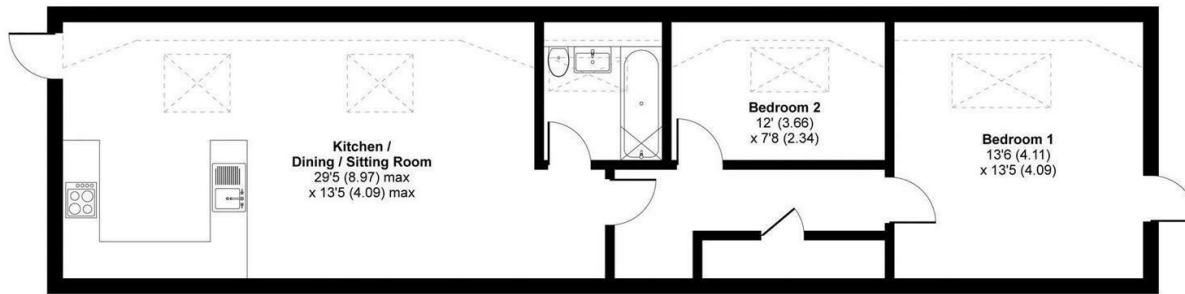


High Street, Ripley, Woking, GU23

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.

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

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<https://www.patrickgardner.com/>

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