

Wills & Smerdon



The Grooms Quarters Grove Heath Farm Ripley, GU23 6ES

£825 PCM Unfurnished

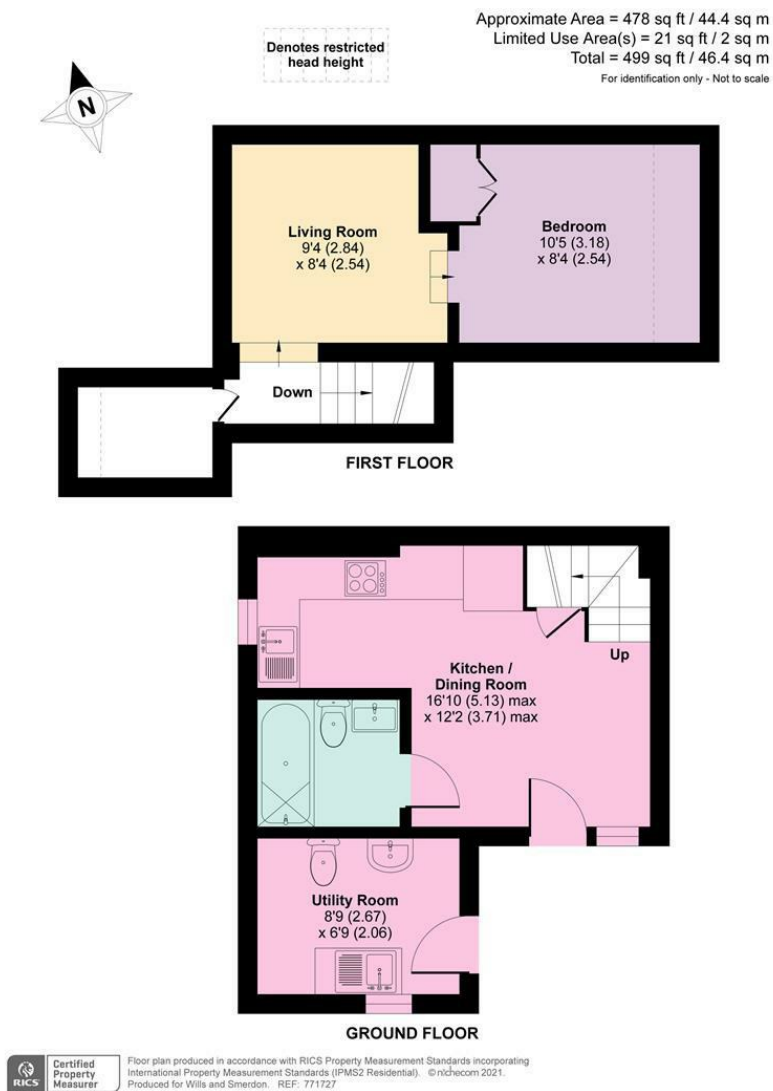
One bedroom split level flat in a converted barn, located in a semi-rural location, which forms part of a privately owned farm and livery yard. The accommodation comprises: Living/kitchen area with appliances; downstairs bathroom with shower over the bath; stairs leading to a mezzanine floor with steps to bedroom area; electric heating; use of washing machine in shared utility area; allocated parking; rent includes water and council tax. The property is close to Ripley Village which offers a good range of day to day shops as well as some fine restaurants, public houses, and coffee shops. Access to the A3 can be found a short distance by car, and for the rail commuter stations are located at Woking, West Byfleet and Clandon. EPC rating E/44. Sorry, no pets. **SUITABLE FOR SINGLE OCCUPANT.**

- One bedroom split level flat
- Double bedroom with vaulted ceiling
- Available for long let
- Available 15th October
- Private semi rural location
- Rent includes council tax and water bills
- Gated access
- Sorry no pets

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

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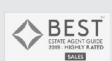
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WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: www.willsandsmerdon.co.uk

Important note to applicants: We endeavour to make our rental 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 tenants 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.



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