

STANSFIELD COURT



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RIPLEY | SURREY

A development of just 9
one and two bedroom apartments
built to a high specification and
benefiting from allocated parking

Stansfield Court

43 NEWARK LANE, RIPLEY GU23 6BP

A skilful conversion and extension to provide nine high specification apartments offering the opportunity to enjoy contemporary living in an attractive charming building. They are set in an exceptionally convenient location close to the centre of Ripley village and each has its own dedicated parking space.

Idyllic Village Setting

Stansfield Court is positioned within a few minutes walk of the Ripley village centre, which has a wide range of shops that cater for day to day needs together with an array of pubs, restaurants.



Excellent Transports Links

By car the A3 provides access to London and the south coast and also the M25 which connects the National motorway network and beyond. Junction 10 of the M25 provides access to both London Heathrow and Gatwick airports. For commuters, Woking train station is within easy drive and is a major stop on the South-Western main line. The station provides fast and regular services to London Waterloo, with a journey time of 25 minutes.



Wide Ranging Leisure Opportunities

The surrounding area is well served for recreational facilities including a number of golf clubs and areas of outstanding natural beauty. Both Guildford and Woking town centres are within close proximity and provide a wide range of facilities including excellent shopping centres including The Peacocks, Friary Centre and Guildford's historic High Street. There are excellent recreational facilities in the surrounding areas along with numerous golf courses. While for arts and culture there are a superb array of venues such as The Lightbox and New Victoria Theatre in Woking, while Guildford offers The Electric Theatre, Yvonne Arnaud Theatre, Guildford House Gallery and GLive.



High Specification

Conversion

- Comprehensive and stylish renovation of The old lemonade factory
- Newly laid insulated concrete ground floors
- Insulated and soundproofed first floor
- Sound insulation carried out to all walls adjoining communal areas and other apartments
- 10 year BLP Warranty

Kitchen

- Units fitted to cutting edge design featuring high-gloss doors and end panels
- Granite and composite worktops and splash backs
- Neff oven and Hobs in stainless steel extractor canopy also by Neff
- Integrated Washing machine/dryer and dishwasher both by Hotpoint
- Integrated Fridge Freezer again by Hotpoint
- Chrome Franke mixer tap

Bathroom and WC

- Contemporary white sanitary ware and black high gloss vanity units with soft close doors except flat 8 pedestal and basin
- Porcelain Black floor tiles, White ceramic gloss wall tiles
- Recessed low voltage lighting
- Soft close toilet seats

- Chrome shower featuring large heads and hand held shower spray
- Chrome shaver points
- Sail design bath screens with chrome handle

Heating

- Solar panels giving solar hot water to flats 9-8-7
- High-efficiency Valiant boiler with 5 year parts and labour warranty
- All radiators fitted with thermostatic valves
- Chrome heated towel rails

Electrical and lighting

- Principal rooms feature central ceiling rose and recessed low voltage spotlights
- Switch and socket plates in satin finished steel with black inserts
- TV and telephone points to principal rooms
- Mains-connected smoke detectors fitted
- Security lighting with motion sensors to communal areas

Windows and flooring

- High quality JELD-WEN pre-finished wooden windows with Low e double glazing and toughened glass where applicable and trickle ventilation
- All other rooms with pre-finished, oak laminate flooring
- Carpet with luxury underlay to communal areas

Decorative finishes

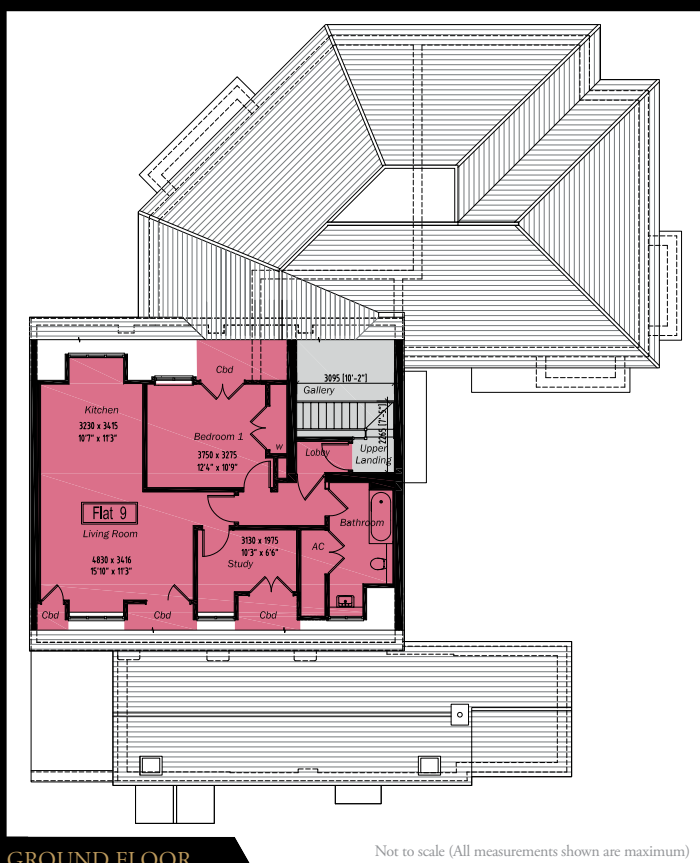
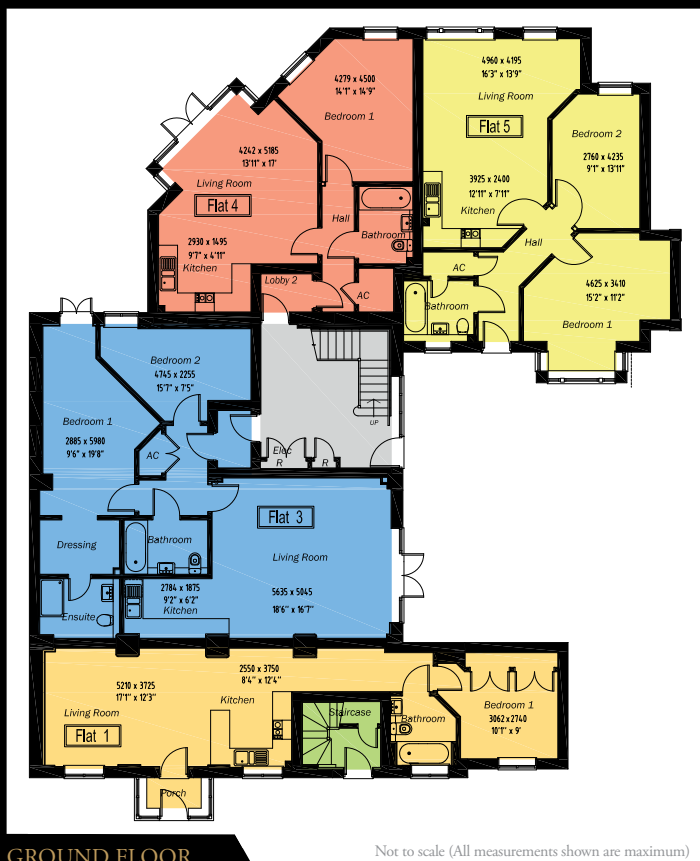
- Modern Chamfered style softwood skirting boards and architraves
- Walls and ceilings painted with dulux white emulsion
- Woodwork painted with white eggshell
- Oak internal doors and Italian chrome handles

Communal areas

- Phone entry system to main front door
- New feature staircases with hand chamfered newels and spindles and Oak handrails (compliant with current building and fire regulations)
- Security lighting and mains-connected smoke detectors fitted
- High quality wool twist carpeting with underlay

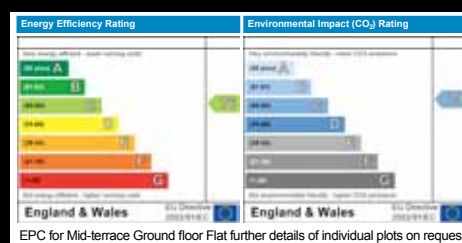
External features

- Electrical timber gates leading to paved driveway
- Allocated parking space for each apartment
- External lighting fitted including security lighting to rear
- Wide range of carefully selected seasonal planting
- Specially laid self draining grey block paving with granite edging driveway (supplied by Marshalls)



DIMENSIONS

Flat 1	52.82 m ²	568.81 sq. ft
Flat 2	50.72 m ²	546.20 sq. ft
Flat 3	88.43 m ²	952.30 sq. ft
Flat 4	56.41 m ²	607.47 sq. ft
Flat 5	68.27 m ²	735.19 sq. ft
Flat 6	91.38 m ²	984.07 sq. ft
Flat 7	46.45 m ²	500.22 sq. ft
Flat 8	63.74 m ²	686.41 sq. ft
Flat 9	82 m ²	883.05 sq. ft



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For further details and to arrange your personal viewing appointment, contact:



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