

Solomons Hill, Rickmansworth, Hertfordshire, WD3 1EA



£365,000 Leasehold

2 Double Bedroom Third Floor Apartment

A TWO DOUBLE BEDROOM, THIRD FLOOR APARTMENT, located in this popular Town Centre development. A perfect investment or first-time buyer property.

- NO CHAIN
- LIVING/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- STOREROOM
- GARAGE IN BLOCK
- RESIDENTS PARKING SPACE
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The apartment is well-proportioned throughout and comprises of a modern fitted kitchen, a good-sized living/dining room, two double bedrooms and a bathroom.

There is one allocated permit parking space plus the benefit of a garage in block and exclusive access to an adjacent secure storeroom.

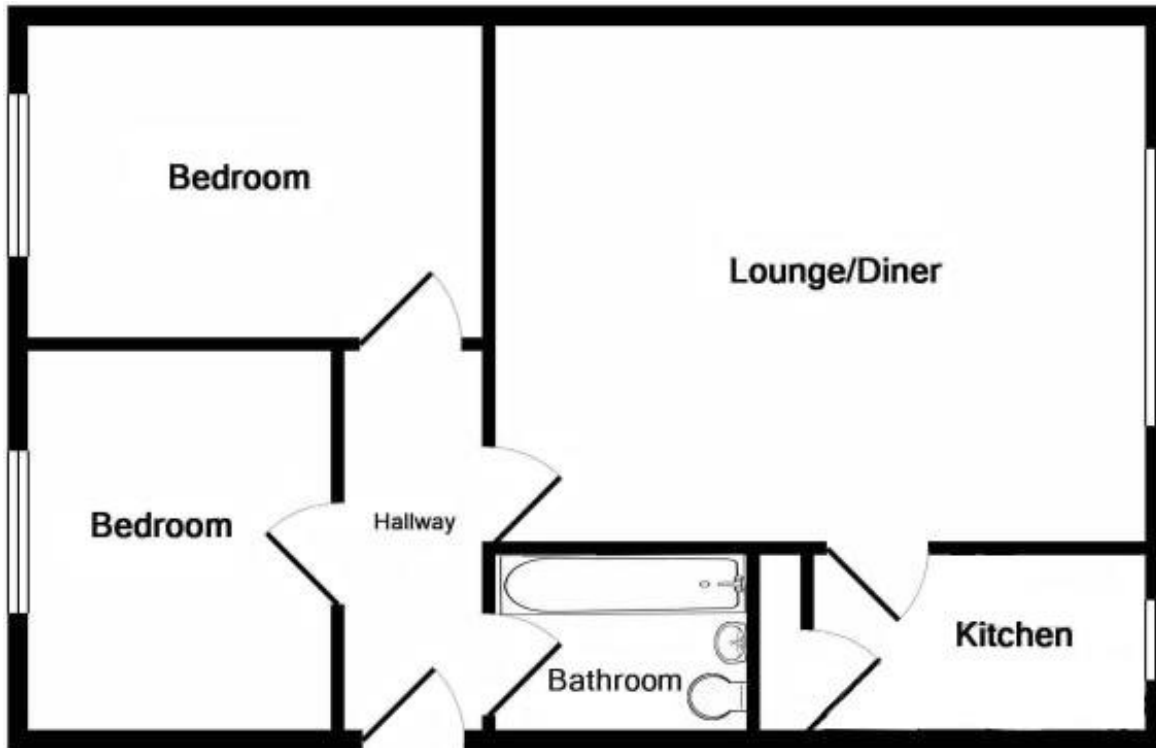
Situated in the most convenient of positions, around the corner from Rickmansworth High Street and Metropolitan/Chiltern Line station. All local amenities are close at hand, whilst the M25 is reached via a drive to Junction 17 or 18. There are leisure facilities for the equestrian, water skier and golfer nearby.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Lease Remaining: Approx. 942 years remaining
- Annual Service Charge and Review: Approx. £1,600.00 per annum
- Annual Ground Rent and Review: Approx. £15.00 per annum
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Rooms & Measurements

- Entrance Hall
- Living Room - 20' 4" x 12' 10" (6.19m x 3.91m)
- Kitchen - 10' 10" x 6' 9" (3.30m x 2.06m)
- Master Bedroom - 16' 0" x 9' 1" (4.87m x 2.77m)
- Bedroom Two - 12' 0" x 10' 7" (3.65m x 3.22m)
- Bathroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

