

Solomons Hill, Rickmansworth, Hertfordshire, WD3 1EA



£360,000 Leasehold 2 Double Bedroom Second Floor Apartment

A well-presented TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT, situated in this popular Town Centre location.

- LARGE LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- EXTERNAL STORAGE CUPBOARD
- KITCHEN
- MODERN SHOWER ROOM
- GARAGE IN BLOCK
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The property comprises of a welcoming entrance hall that provides access into a large, bright living room, as well as two good-sized double bedrooms and a three-piece shower room. There is also a kitchen with ample wall and base cabinets and a large pantry cupboard.

There is the added benefit of a garage in block and exclusive access to an adjacent secure storeroom of 2m sq.

Positioned less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2293.18 (2025-2026)
- Approx. Floor Area: 872 Sq ft / 81 Sqm
- Lease Remaining: Approx. 941 years remaining
- Annual Service Charge and Review: Approx. £1274.00 per annum
- Annual Ground Rent and Review: Approx. £15.00 per annum
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



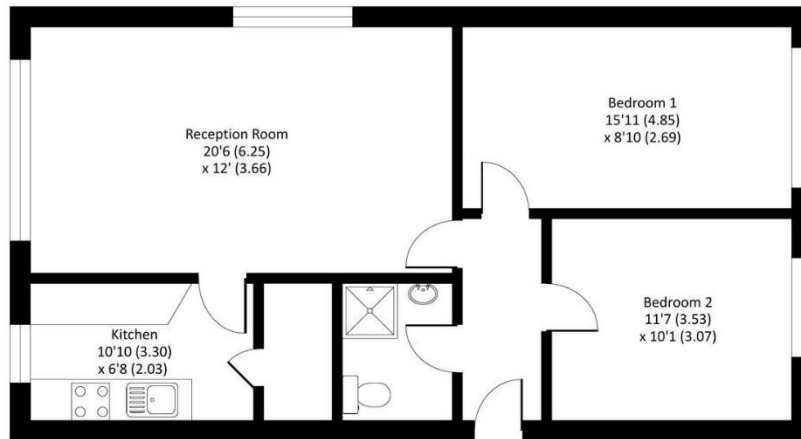
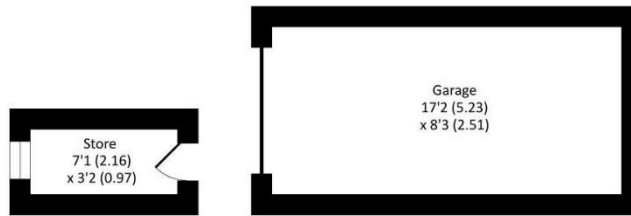
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Ashleigh Court Solomons Hill, Rickmansworth, Hertfordshire, WD3 1EA



Approximate Area = 710 sq ft / 66 sq m
 Garage = 139 sq ft / 12.9 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 872 sq ft / 81 sq m
 For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		