

Solomons Hill, Rickmansworth, Hertfordshire, WD3 1EA



£385,000 Leasehold

2 Double Bedroom Second Floor Flat

A well-presented TWO DOUBLE BEDROOM SECOND FLOOR FLAT, situated in the heart of Rickmansworth Town Centre.

- LARGE LIVING/DINING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- PRIVATE STORAGE CUPBOARD
- GARAGE
- PERMIT PARKING
- TOWN CENTRE LOCATION
- STUNNING VIEWS

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This property comprises of a welcoming entrance hall, that provides access into a large and bright living/dining room with oak planked flooring and views across Rickmansworth. From here there is a door that leads to a modern kitchen that benefits from oak planked flooring and a large storage cupboard. There are two good-sized double bedrooms and a family bathroom with a marble finished floor.

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

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. £2293.18 (2025-2026)
- Approx. Floor Area: 730 Sq ft / 67.81 Sqm
- Lease Remaining: 900+ years remaining
- Annual Service Charge and Review: Approx. £1,400.00 per annum
- Annual Ground Rent and Review: Approx. £15.00 per annum
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line





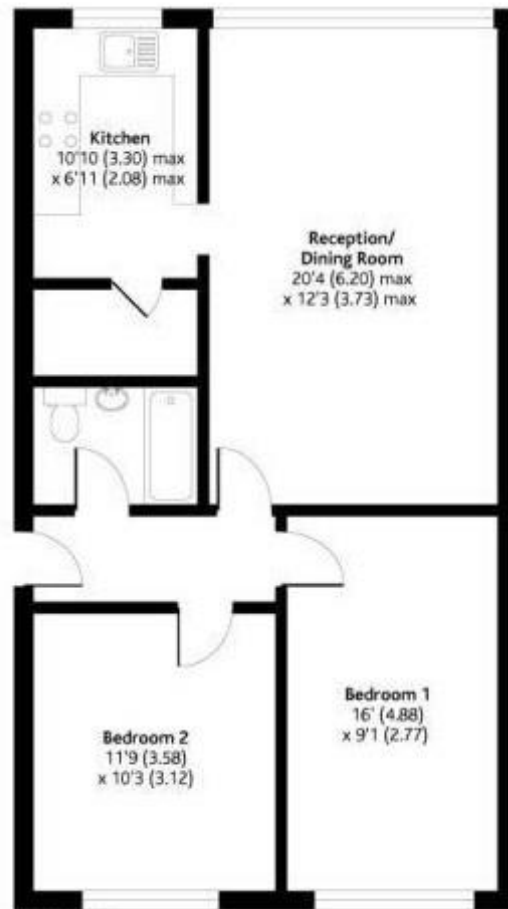
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

APPROX. GROSS INTERNAL FLOOR AREA 730 SQ FT 67.81 SQ METRES



**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.

