



Solomons Hill, Rickmansworth, WD3

£375,000 Leasehold

FIRST FLOOR APARTMENT • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • BATHROOM •
RESIDENTS PERMIT PARKING • TOWN CENTRE LOCATION • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





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

The entrance hall provides access to all rooms within the apartment. There is a large archway leading to the bright and spacious living room. There is a modern fitted kitchen with gas hob and ample storage in wall and base cabinets. There are two good-sized double bedrooms and a modern bathroom suite.

There is the added benefit of a garage in block, an external store room in the communal hallway and permit parking within the development.

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.

Nearest Station: 0.2 miles Rickmansworth Station

Council Tax band: D

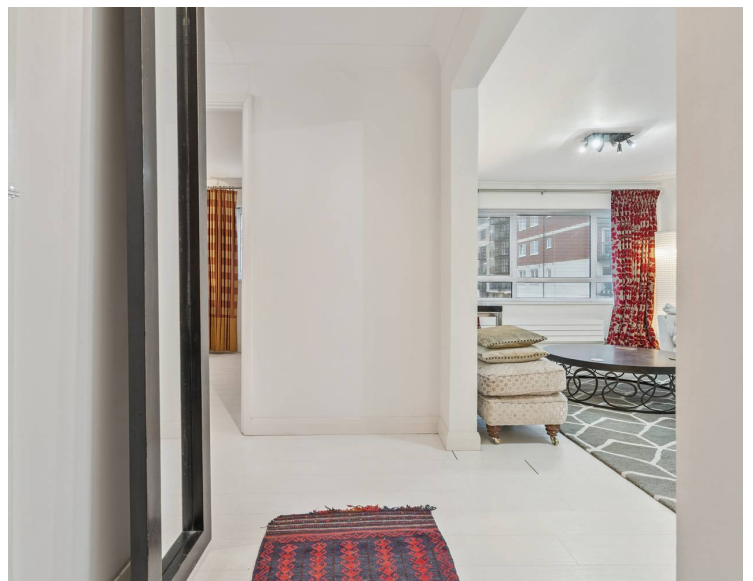
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

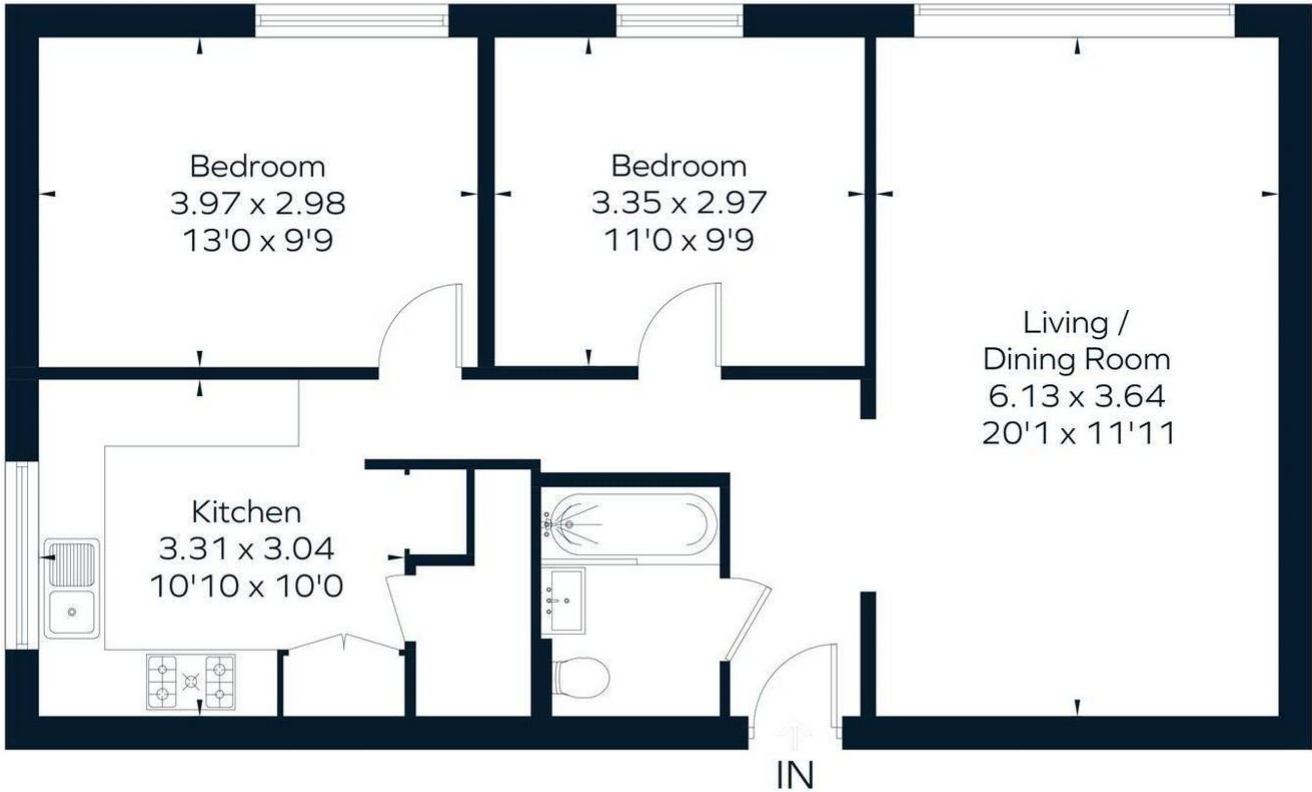
Remaining Lease Length: Approx. 938 years remaining

Annual Service Charge: Approx. £1,200.00 per annum

Annual Ground Rent: Approx. £15.00 per annum



Approximate Area = 69.5 sq m / 748 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



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

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.