

## Solomons Hill, Rickmansworth, WD3

£385,000 Leasehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • MODERN BATHROOM • STORAGE CUPBOARD • PERMIT PARKING • TOWN CENTRE LOCATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





A beautifully 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 spacious and bright living room, leading to a modern fitted kitchen. There are two good-sized double bedrooms and a modern bathroom. There is and a garage in block.

There is the added benefit of an external store room in the communal hallway, a garage in block 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

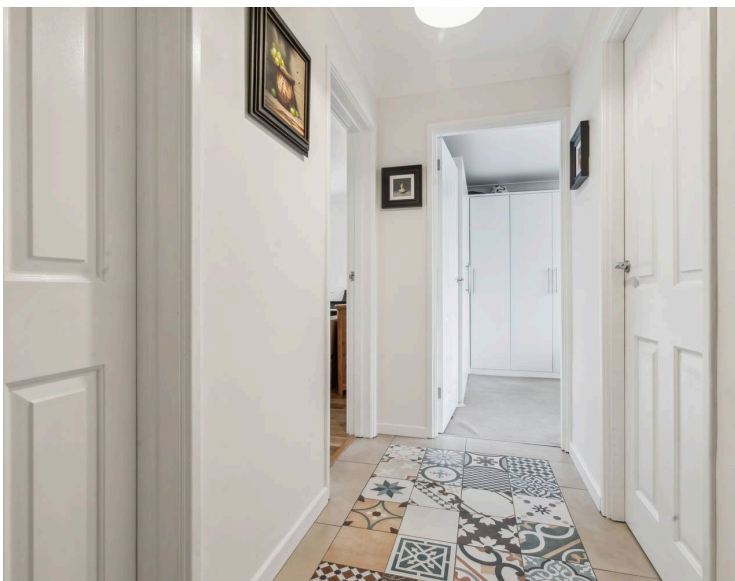
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 941 years remaining

Annual Service Charge: Approx. £1274.00 per annum

Annual Ground Rent: Approx. £15.00 per annum





Approximate Gross Internal Area= 66.8 sq m / 719 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Storage = 2.2 sq m / 24 sq ft  
Total = 81.9 sq m / 882 sq ft

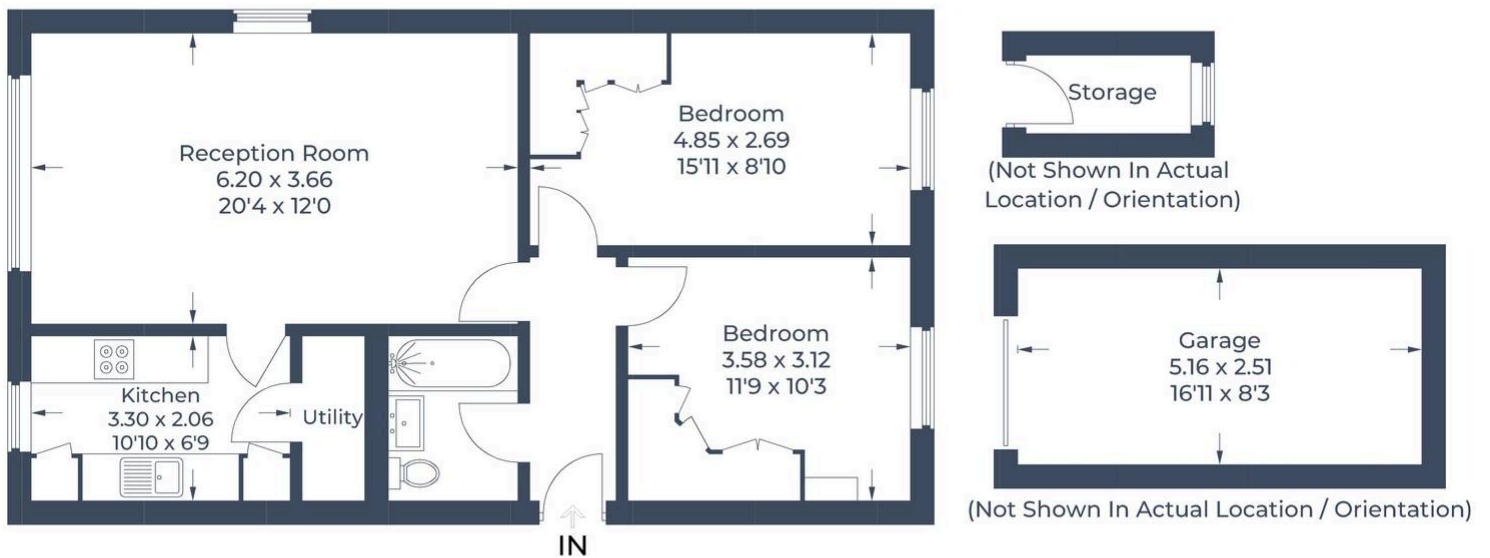


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly 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.