



## Solomons Hill, Rickmansworth, WD3

£365,000 Leasehold

CHAIN FREE • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • BATHROOM • PRIVATE BALCONY • CONCIERGE • GARAGE • TOWN CENTRE LOCATION • CLOSE TO STATION

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



# TREND & THOMAS

A well-presented chain free TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located in the popular Penn Place development in the heart of Rickmansworth Town Centre.

The entrance hall leads to all rooms within the apartment. There is a fully fitted modern kitchen and a spacious living/dining room with a door to a private balcony. There are two double bedrooms with an en-suite shower room off the main bedroom and a separate bathroom.

The property also benefits from a garage in block. The Penn Place development offers a resident's concierge service and a gym.

Positioned just a few 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

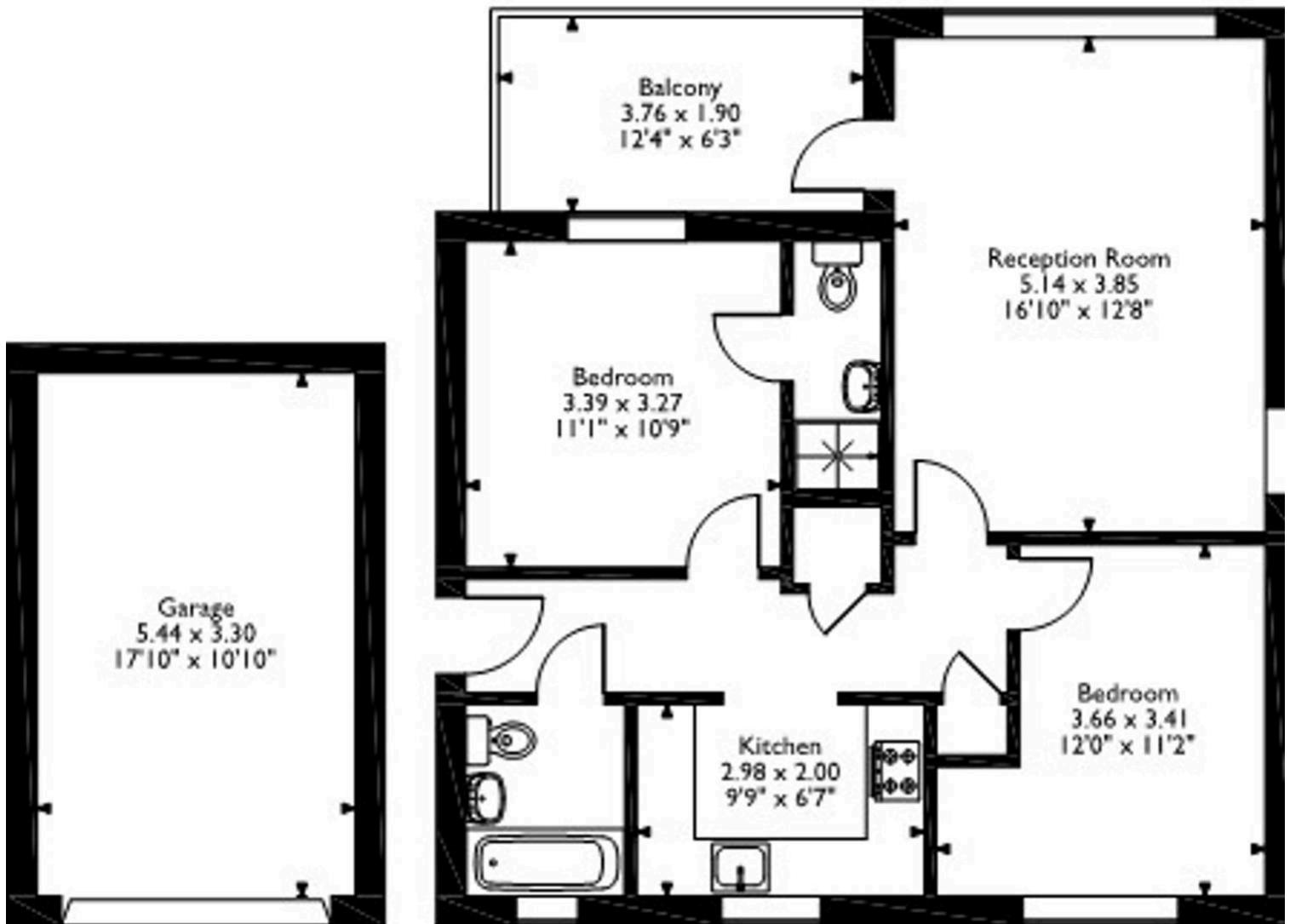
Remaining Lease Length: Approx. 972 years remaining

Annual Service Charge: Approx. £4,000.00 per annum

Annual Ground Rent: Approx. £190.00 per annum



Penn Place Solomons Hill, Rickmansworth  
Approximate Gross Internal Area  
Main House = 64 Sq M/694 Sq Ft  
Garage = 18 Sq M/194 Sq Ft  
Total = 82 Sq M/888 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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.