



Solomons Hill, Rickmansworth, WD3

£315,000 Leasehold

CHAIN FREE • LARGE LIVING/DINING ROOM • TWO DOUBLE BEDROOMS • MODERN SHOWER ROOM • PERMIT PARKING WITHIN DEVELOPMENT • TOWN CENTRE LOCATION • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A WELL-PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT conveniently located within Rickmansworth Town Centre.

The property has a large living/dining room leading to a modern fitted kitchen. There is also a large walk-in utility cupboard off the kitchen. There are two double bedrooms and a modern shower room.

There is a private storage room for the apartment off the communal landing, permit parking within the development and a garage in block.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its shopping facilities. 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 Approx. £2404.73 2026–2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

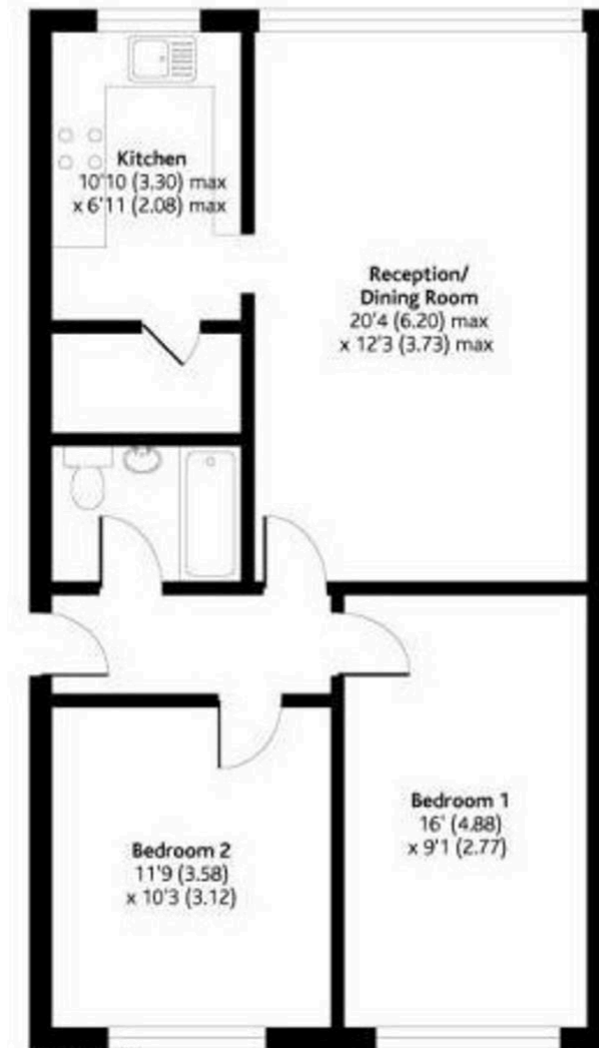
Remaining Lease Length: Approx. 941 years remaining

Annual Service Charge: Approx. £1,600.00 per annum

Annual Ground Rent: Approx. £15.00 per annum

Ashleigh Court, Solomons Hill, Rickmansworth, WD3 1EA

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



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.