



Solomons Hill, Rickmansworth, WD3

£350,000 Leasehold

CHAIN FREE • LARGE LIVING/DINING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • MODERN SHOWER ROOM •
TOWN CENTRE LOCATION • EXTERNAL STORAGE CUPBOARD

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



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

The property comprises of a welcoming entrance hall that provides access into a large, bright living room, as well as two good-sized double bedrooms and a three-piece shower room. There is also a kitchen with ample wall and base cabinets and a large pantry cupboard.

There is the added benefit of a garage in block and exclusive access to an adjacent secure store room of 2m sq.

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. £1,274.00 per annum

Annual Ground Rent: Approx. £15.00 per annum



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



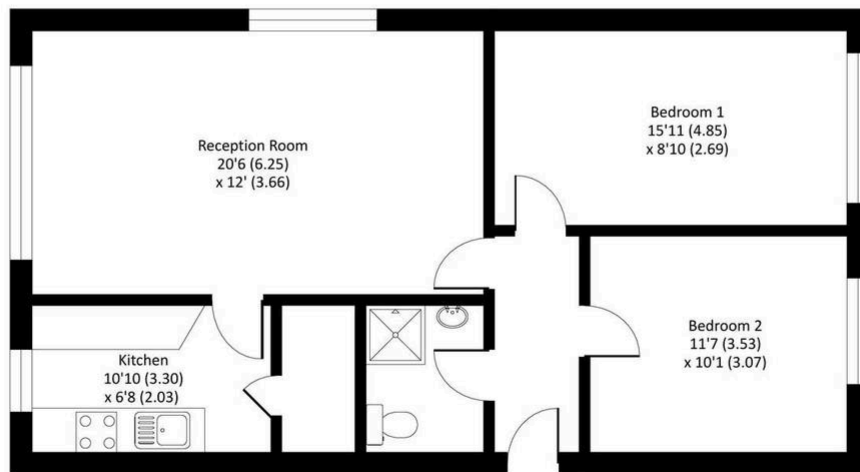
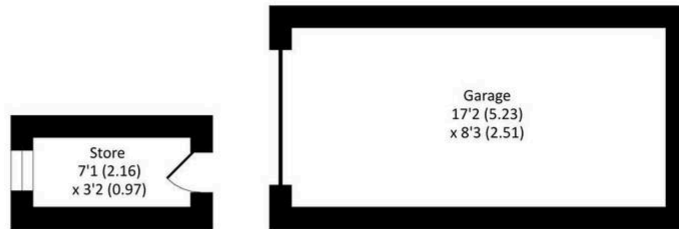
Approximate Area = 710 sq ft / 66 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 872 sq ft / 81 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).



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.