

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



Monthly Rental Of £1,250 Un-Furnished - Available Now 2 Bedroom First Floor Apartment

A STUNNING TWO DOUBLE BEDROOM APARTMENT, which has undergone complete modernisation and is situated in this very popular development within the Town Centre.

- SPACIOUS LIVING/DINING ROOM
- NEWLY FITTED KITCHEN
- UTILITY CUPBOARD
- TWO DOUBLE BEDROOMS
- NEWLY FITTED BATHROOM
- RESIDENTS PARKING PERMIT

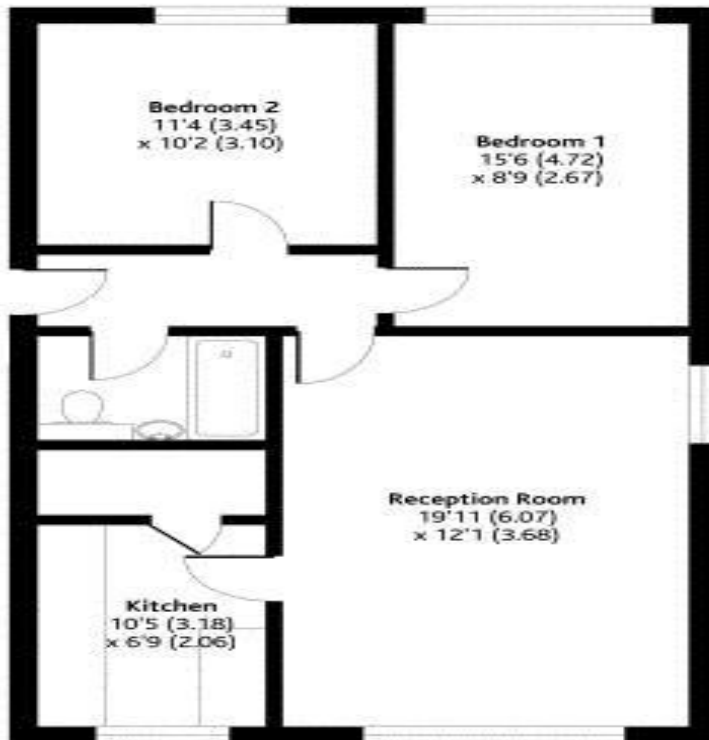
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There is a SPACIOUS LIVING/DINING ROOM, a modern KITCHEN with the added benefit of a UTILITY CUPBOARD housing a washing machine, two double bedrooms and modern BATHROOM/W.C. There is also a large private storage room off the communal landing and resident's permit parking available.

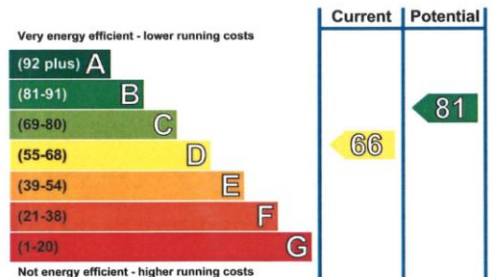
Positioned less than five minute's walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band: D £1704 (2018-2019)
- Approx floor area: 702 Sq ft
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

Solomons Hill, Rickmansworth, WD3 1EA APPROX. GROSS INTERNAL FLOOR AREA 702 SQ FT 65.2 SQ METRES



Energy Efficiency Rating



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VIEWING: Strictly by appointment only, through owner's sole agents LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.

***FEES**

Please be aware your tenancy may be subject to any of the following fees.

General administration fees.

Reference fees (including credit checks, bank, guarantor, previous landlord etc).

Application fees.

Fees for drawing up tenancy agreements.

Inventory fees, including check-in and check-out fees.

Guarantor arrangement/application fees.

Additional occupant fees.

Pets disclaimer fees/additional pet deposit.

Non-returnable holding deposits.

COUNCIL TAX:

Council Tax Band: . Further information regarding Council Tax can be obtained from Three Rivers District Council Ph 01923 776 611.

VIEWING

By appointments through LMG Estates Ltd t/a Trend & Thomas on 01923 713 680

TERMS:

The property is available for a period of minimum of six months, at a rental figure of £1,250 per calendar month, exclusive of water rates and all other utilities and council tax. Tenants are required to deposit a sum equivalent to six weeks rent to be held against any dilapidations.

HOLDING DEPOSIT:

In order to secure the property you will be required to pay the equivalent of two weeks rent, which will be deducted from your first months rental payment.

TENANCY DEPOSIT:

A tenancy deposit will be required prior to the start date of your tenancy which is held within the Tenancy Deposit Scheme (see www.thedisputeservice.co.uk for further information) until the end of your tenancy when it is repaid to you subject to a successful check out of the property. The tenancy deposit is equivalent to six weeks of the per calendar month rental.

INVENTORY:

It will be the responsibility of the landlord to pay for the Inventory to be compiled and the tenant to pay for the Check Out to be carried out at the end of the tenancy.

SERVICES:

It will be the responsibility of the ingoing tenants to ensure that main services are connected to the property and for the payment of council tax.

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending tenant must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.