

Helens Court Shails Lane, Trowbridge BA14 8LN



welcome to

Helens Court Shails Lane, Trowbridge

Welcome to Helen's Court on Shails Lane, Trowbridge. This charming renovated one-bedroom top-floor flat offers a blend of comfort and convenience.













Inside

Main Entrance

Communal entrance with stairs to the first floor.

Entrance Hall

Entrance hall from the main first floor lobby. Front door. Airing cupboard. Loft hatch.

Lounge/ Kitchen

16' 1" max x 12' 9" max (4.90m max x 3.89m max) Good size open plan living area with modern kitchen.

Lounge Area - Double glazed window to the rear. Radiator.

Kitchen Area - Double glazed window to the front. Base units. Stainless steel sink and drainer. Electric oven and four ring hob. Fridge/freezer. Washing machine.

Bedroom

11' 6" \times 8' 1" ($3.51m \times 2.46m$) Well presented double bedroom to the front. Double glazed window to the front. Electric radiator.

Shower Room

Tastefully decorated shower room to the rear.

Double glazed frosted window to the rear. Shower cubicle. WC. Wash hand basin with storage beneath. Towel heater.





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Helens Court Shails Lane, Trowbridge

- One Bedroom Top-Floor Flat.
- Newly Renovated.
- Close To Local Shops & Amenities.
- Close To Trowbridge Train Station.

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Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 720.00

Ground Rent: 25.00

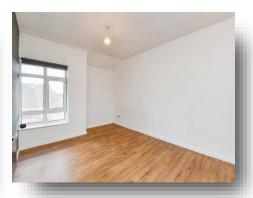
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000







Messicron St. Balls In Conding & St. Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107253



Property Ref: WST107253 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



allen & harris

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